

A House on a Rock Home Inspections LLC

Property Inspection Report



123 A House on a Rock Lane, Richmond, VA
Inspection prepared for: Happy Customer
Date of Inspection: 11/21/2013 Time: 10:00 AM
Age of Home: 1995 Size: 2440

Inspector: Juan Jimenez
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Inspection Details

Please read the entire report.

Photos

Your completed report may contain photographs of various conditions noted during the inspection. Photographs provided in this report are intended to help interested parties understand the context of this report, but may not represent the sum total of all conditions. You must read the entire report.

Observations:

Text in black denotes general information about the property.

Text in blue denotes observations that the inspector does not deem to be significant, but need maintenance, repair, correction or monitoring. Items in blue may develop into more significant concerns if not addressed. You may feel an item in blue is significant, so read the entire report.

Text in red denotes an observation that in the inspectors opinion is a safety hazard, needs immediate repair, further evaluation, or is otherwise significant. These observations should generally be addressed before the close of escrow. You should read the entire report to understand all observations and recommendations.

Summary:

Not all observations will be listed in the summary. You should read the entire report for all observations and recommendations.

The report is based on the inspectors observations. Not everything in the home will be observed. Additional inspections you may wish to have performed are:

- Level 2 Chimney Inspection
- Sewer Scope
- Lead Testing
- Pool Inspection
- Radon testing
- Well and Septic Inspection
- Water treatment system inspection
- Mold Testing
- Asbestos Testing
- Termite/Wood destroying organism inspection

1. Attendance

Client present, Buyer Agent present

2. Home Type

Detached, Single Family Home

3. Size of Home

Listed as: Listed as 2440 square Feet

4. Age of Home

Built In: 1995

5. Weather Conditions

Sunny, approximately 55 Deg. No recent rain

6. Occupancy

Occupied - Furnished: Heavy volume of personal and household items observed., Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Roofing

The inspector shall inspect from ground level or eaves: The roof covering; the gutters; the downspouts; the vents, flashings, skylights, chimney and other roof penetrations; and the general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any pitched roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, lightning arresters, de-icing equipment, or similar attachments, walk on any roof areas that appear, in the opinion of the inspector, to be unsafe, walk on any roof areas if it might, in the opinion of the inspector, cause damage, perform a water test, warrant or certify the roof, confirm proper fastening. It is impossible to determine the remaining life of the roof.

1. Method of Inspection

Walked on the roof

2. Roof Covering Observations

Description: Composition Asphalt Shingles

Observations:

2.1. There was some moss on the roof. Moss can reduce the life span of the affected areas of roof covering. I recommend having all the moss cleaned off the roof and having it cleaned at least once a year afterwards. You wish to add a zinc strip to the roof to prevent a chronic moss problem. Here is a link for your own information about zinc strips <http://www.zincshield.com/home.html>

2.2. There were some exposed nail heads in the roof coverings. (See Photo) The nails will rust and shrink creating a hole for moisture to travel through. I recommend getting all exposed nail heads sealed. For more informations please visit <http://www.ahouseonarock.com/news/exposed-nailheads/>

2.3. There was sporadic damage to the roof coverings such as cracked, and torn shingles. (See photos) The roof above the sun room has improper repairs. A qualified roofer should make needed repairs to the roof.



Poorly installed shingle





Notice the poor installation of shingles

3. Roof Flashings

Description: Roof Flashings are installed at the roof valleys, ridges, around roof penetrations and where roofing meets a vertical wall. Flashing prevents leakage at these vulnerable areas. The valley and ridge flashing are often not visible.

Observations:

3.1. Visible roof flashings were in satisfactory condition at the time of the inspection.

4. Roof Drainage System

Description: Aluminum gutters and down spouts, Down spouts terminate above and below ground

Observations:

4.1. Gutters were full of debris and foliage. This will greatly reduce ability of the roof drainage system to channel precipitation away from the property. In addition, the fascia will be prone to moisture and rot. I recommend having the gutters cleaned now and at least once a year.

4.2. FYI: The gutters had gutter guards installed on them. Many manufacturers describe these as maintenance free. They are not maintenance free. I recommend inspecting them regularly and cleaning them when needed.



You should get the down spouts to terminate in the drainage tubes

5. Roof Penetrations

Description: Flue/Chimney, Plumbing Vent(s)

Observations:

5.1. Two of the plumbing vents had damaged seals (see photo). The seals prevent leaks in the attic. I recommend having the seals replaced.



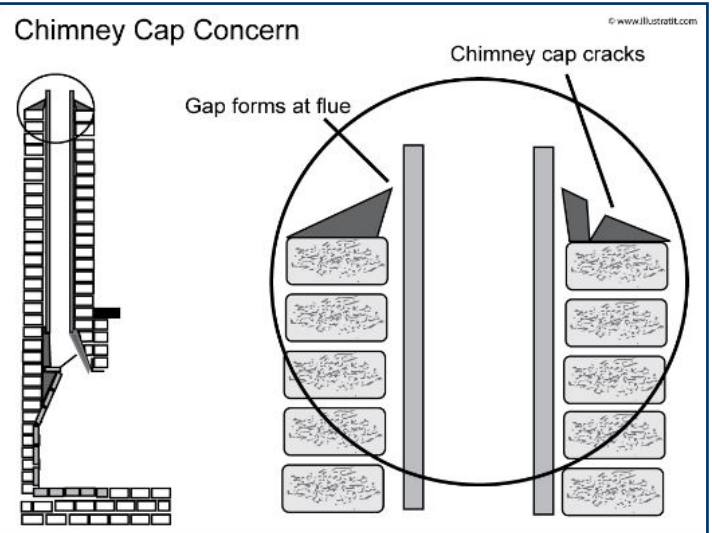
Torn plumbing vent seal

6. Chimney

Description: No liners

Observations:

6.1. The chimney crown is cracked or damaged. The crown prevents moisture intrusion into the chimney. I recommend having a qualified mason repair or replace the damaged crown.



7. Limitations

Determining the exact age of a roof is impossible. In addition, leaks may only be visible during certain conditions. Leak tests are impractical and can damage roof coverings. Although, I looked very thoroughly for signs of leaks, it is possible that leaks were not apparent during the inspection.

Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar systems, Inspect swimming pools or spas, Inspect septic systems or cesspools, Inspect playground equipment, Inspect sprinkler systems, Inspect drain fields or drywells, Determine the integrity of the thermal window seals or damaged glass.

1. Exterior Cladding, flashing and trim

Exterior Cladding: Vinyl Siding , Stone veneer

Observations:

- 1.1. The exterior siding was satisfactory condition at the time of the inspection.
- 1.2. The siding was in contact with the ground. This leaves the siding prone to damage, and can allow termites into the home undetected. I recommend having a qualified contractor correct as needed.



Siding in contact with the grading

2. Caulking

Observations:

- 2.1. The caulking was in satisfactory condition at the time of the inspection

3. Exterior Doors

Observations:

- 3.1. The exterior doors were in satisfactory condition at the time of the inspection

4. Stairs, steps, stoops, and ramps

Observations:

- 4.1. The balusters were more than 4" apart. This is a safety hazard for small children. If concerned, I recommend having a qualified contractor repair as needed.

5. Porch, Deck, Balcony

Description: Composite lumber • Attached to house

Observations:

5.1. The deck was in general disrepair. I recommend having a contractor replace or repair warping boards, drive down all nails and screws, and refinish the deck. Having this done regularly will prolong the life of the deck.

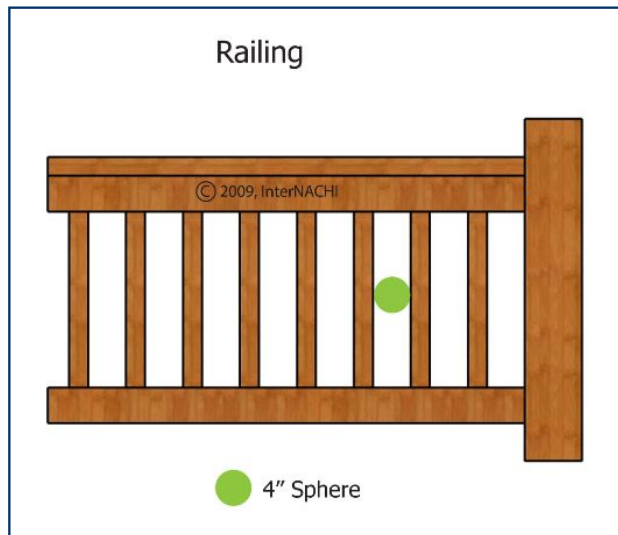
5.2. The wooden posts were in contact with soil. You should monitor these areas for rot.

5.3. The balusters on the deck guardrail were farther than 4" apart. This is a safety hazard for small children. The screened in porch represents similar hazards. All of the joist hangers were missing a few nails. The post-to-beam connections are improper. They are not fully bearing on the posts. A qualified contractor should make needed corrections and repairs to the deck.



Missing nails in joist hangers





6. Eaves/Soffit/Fascia

Description: Metal • Vinyl

Observations:

6.1. The eaves were in satisfactory condition at the time of the inspection

7. Windows

Observations:

7.1. The windows in the attic space above the garage were installed poorly, and gaps were visible on the sides. Leak stains were observed below the gaps of both windows. I recommend having a qualified contractor repair as needed.



Moisture staining from gap in window



Disbonding seal on dining room window

8. Window/Door Trim

Observations:

8.1. The window and door trim was satisfactory condition at the time of the inspection

9. Vegetation

Observations:

9.1. There was no vegetation adversely affecting the house.

10. Grading/Surface Drainage

Observations:

10.1. The grading and surface drainage did not appear to be adversely affecting the property.

11. Driveway

Description: Asphalt

Observations:

11.1. The driveway had typical cracking and wear and tear. I recommend filling the cracks and resealing to prevent further damage and prolong the life of the driveway

12. Retaining Walls

Description: None

13. Limitations

While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems. • A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards. • Awnings, or similar seasonal accessories, recreational facilities, outbuildings, water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low-voltage landscape lighting are not inspected unless specifically agreed upon and documented in this report.

Foundation and Structure

The inspector shall inspect: The foundation, the basement, the crawlspace and report observed indications of active water penetration. For wood in contact with or near soil, and report observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors. Report on any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector. Move stored items or debris. Operate sump pumps with inaccessible floats. Identify size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. Provide any engineering or architectural service. Report on the adequacy of any structural system or component.

1. Foundation Type

Description: Crawlspace

Method of inspecting the crawlspace: Crawled

2. Foundation walls

Description: Masonry Block (CMU)

Observations:

2.1. The visible foundation walls were in satisfactory condition at the time of the inspection.

3. Foundation floor

Description: Crawl Space: dirt floor

Observations:

3.1. The soil cover was bunched up in many areas. The cover helps prevent vapors from the ground creating a humid environment in the crawlspace. I recommend straightening out the cover, installing a cover on any missing areas, and securing them to prevent future movement.

3.2. The drainage tile in the crawlspace floor terminated inside the crawlspace. This is an unusual installation. Typically, drainage tile is installed on the inside, or outside of the foundation wall, near the footer to distribute water away from the foundation, or to a sump pump. I recommend having a contractor further evaluate this installation.

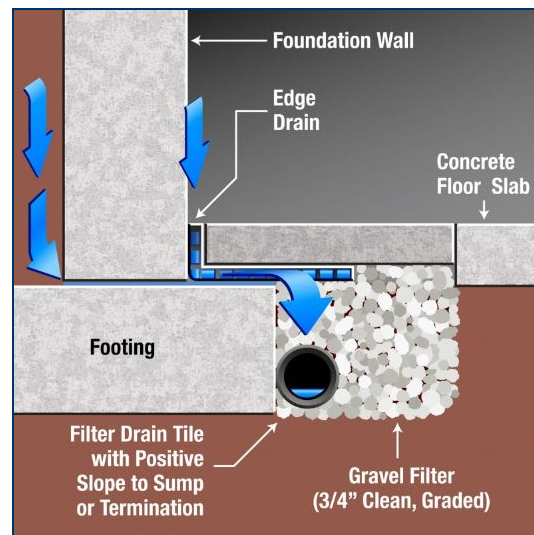


Diagram of drain tile installation

4. Columns and Beams

Description: Masonry block columns • Wood built-up beams

Observations:

4.1. The visible beams and columns were in satisfactory condition at the time of the inspection

5. Floor Structure

Observations:

5.1. Two areas of the cripple, above the foundation wall, on the opposite side of the deck ledger board, had moisture damage, and elevated moisture was detected. I recommend having a contractor further evaluate, determine the source of moisture and repair as needed.



6. Wall Structure

Description: Not visible but conventional wood framing suspected.

Observations:

6.1. The wall framing was not visible, or inspected, due to finish materials. It is possible that hidden defects exist.

7. Roof/Attic Structure

Method of Inspection: The attic was inspected by walking/crawling in the attic

Observations:

7.1. The visible structural components in the attic were in satisfactory condition at the time of the inspection

8. Limitations

Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity of any structural system or component are not part of a home inspection.

Electrical

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weather heads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling.

1. Service Drop/Lateral

Description: Underground service lateral

Observations:

1.1. The service lateral was in satisfactory condition at the time of the inspection.

2. Meter Socket Enclosure

Observations:

2.1. The meter socket enclosure was in satisfactory condition at the time of the inspection

3. Service Entrance Conductors

Observations:

3.1. The service entrance conductors were in satisfactory condition at the time of the inspection

4. Service Rating

Description: Amperage Rating: • 200 amps • Voltage: 120/240 volts

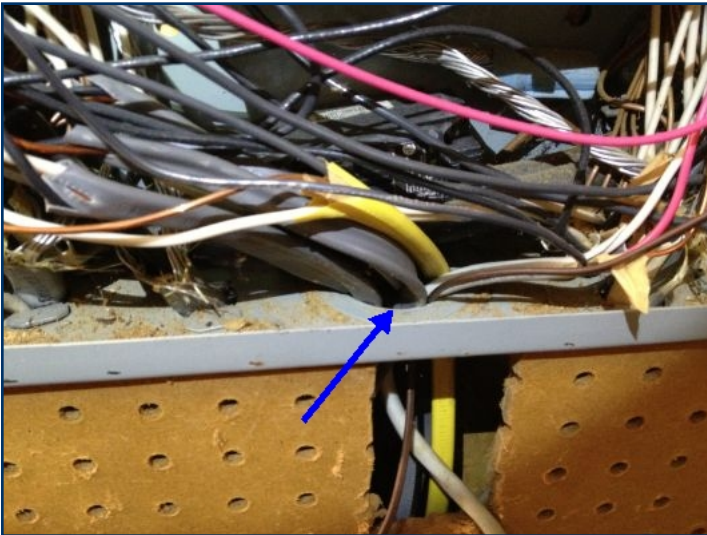
5. Main Service Panel/ Disconnect

Description: Garage • By water heater

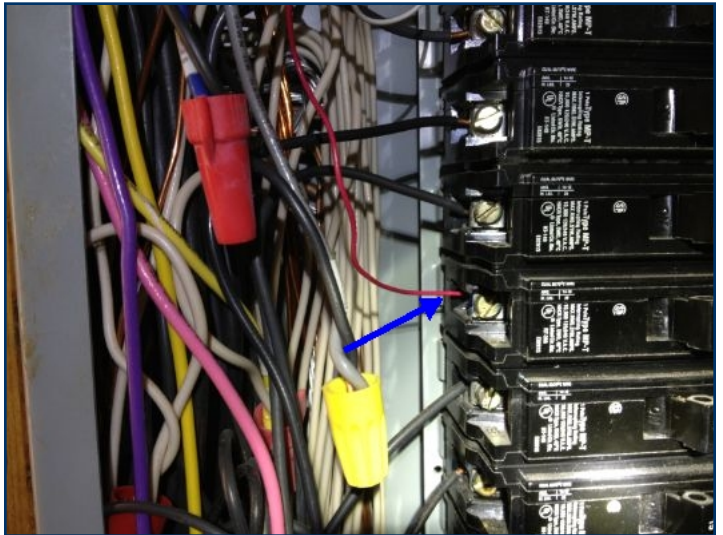
Observations:

5.1. There was an instance of double lugged neutrals. This can cause loose connections and over heating. Although this may have been allowed when the home was built, its a simple fix that enhances the safety of the property. I recommend having it corrected.

5.2. There were romex cables that were not properly clamped to the box. The edges of the box are sharp so clamps are required to avoid damage to the cable. Additionally, there was a low voltage wire fed by a 15 amp breaker. These are safety concerns and should be corrected by a qualified electrician.



Romex cables going through knockout without clamp or bushing



Low voltage wiring in 15a breaker

6. Service Grounding

Description: Copper • Ground Connection Not Visible
Observations:

6.1. Service ground electrodes have specific size and depth lengths into the ground. These measurements are not verifiable within the scope of a home inspection.

7. Remote Distribution Panel

Location: NOT PRESENT

8. Distribution wiring

Observations:

8.1. There was wire in the crawlspace, at the rear wall, that was not properly terminated. It should be properly terminated or removed. There was a junction box in the crawlspace at the front wall that was hanging from the joists. The cables coming out of it were on the ground. The box, and cables should be properly supported. I recommend having a qualified electrician correct as needed.



This romex cable should terminate properly in a box, or be removed.



This junction box is not properly secured. The cables were on the ground

9. Lighting/Fixtures/Switches/Outlets

Observations:

9.1. Outlets and switches were in satisfactory condition at the time of the inspection.

10. GFCI

Description: Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Present at: Present at: • Bathrooms • Kitchen • Exterior • Garage

Observations:

10.1. GFCI protection and devices were in satisfactory condition at the time of the inspection.

11. Smoke and CO Detectors

Smoke Detectors: Present

Observations:

11.1. Smoke and CO detectors are not tested. I recommend changing the batteries when you move in and every 6 months afterwards. Detectors older than 5 years should be replaced.

12. Limitations

As discussed, this inspection is a visual and non-invasive inspection. Components in walls, under insulation, covered with personal property, or otherwise inaccessible are not inspected. In addition, minimal load is placed on the service during a typical inspection. Defects may exist under certain load conditions that can not be observed during the inspection. • Back-up generator systems are beyond the scope of a home inspection. It was not operated or inspected. You may wish to have an electrician evaluate the system before closing.

Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

1. Heating System Operation

Age of heating System: 13-15 years

Description: Electric energy source • The heating system was a hydronic split system. The air handler contains a coil which is supplied with hot water from the gas water heater. These systems are ineffective and inefficient. There were two of these systems. One for upstairs and one for downstairs.

Observations:

- 1.1. The heating system was operational at the time of inspection. General maintenance and service will prolong the life of the units.
- 1.2. The heating system appeared to be lacking general maintenance and cleaning. I recommend having the system cleaned and serviced.

2. Cooling System Operation

Age of cooling system: 10-12 years

Description: The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils, designed to collect heat from the home interior, were located inside a duct at the furnace.

• Electric energy source

Observations:

- 2.1. The cooling system was operational during the inspection. Due to the weather, it was only operated for a 2 minutes to ensure it turned on and was functioning. Having general maintenance and servicing will keep the unit running efficiently and prolong its life.

3. Thermostat

Observations:

- 3.1. The thermostat was in satisfactory condition at the time of the inspection.

4. Distribution Methods

Heating Distribution: Insulated flex ducts • Insulated metal ducts • In the crawlspace • In the attic

Cooling Distribution: Insulated metal ducts • Insulated flex ducts • In the crawlspace • In the attic

Observations:

- 4.1. Visible ductwork was in satisfactory condition at the time of the inspection.

5. Vents/Flues/Chimneys

Description: N/A

6. Filter(s)

Description: Media disposable (see photo for size)

Observations:

6.1. I recommend replacing the filter when you move in and every month afterwards.



7. Limitations

As discussed, this inspection is a visual, non-invasive, non-technically exhaustive inspection. The inspection consists of using only the normal operating controls for the system does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that I have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. I recommend that qualified contractors be used in any further inspections or repairs as they relate to the comments in this inspection report. In addition, Components in walls, under insulation, covered in personal property or otherwise inaccessible are not inspected.

Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

1. Water Supply

Description: Private well water supply

2. Service Pipe to House

Materials: ABS plastic

3. Water Heater

Description: 50 Gallons • Propane energy source • 7-10 years old

Combustion/Exhaust: PVC vent pipe

Observations:

- Water heater was in satisfactory condition at the time of the inspection.

4. Toilets

Observations:

- 4.1. The toilets were in satisfactory condition at time of the inspection

5. Sinks, Tubs, Showers

Observations:

- 5.1. The faucet in the bathroom was leaking from the handle. I recommend having this repaired by a qualified plumber.



Splash guard broken.



Leaking faucet in master bathroom

6. Supply Piping

Description: Readily visible water supply pipes are: • Copper • Thermoplastic - CPVC (Chlorinated Polyvinyl Chloride) - yellowish white in color

Observations:

6.1. Visible portions of supply piping were in satisfactory condition at the time of the inspection

7. Drain/Waste/Vent Piping

Description: Thermoplastic PVC (Polyvinyl Chloride) - normally white in color • ABS (Acrylonitrile-Butadiene-Styrene) piping - black in color

Observations:

7.1. Visible piping was in satisfactory condition at the time of the inspection.

8. Fuel Storage and Distribution

Description: Propane tank below ground

Observations:

8.1. Fuel distribution piping was in satisfactory condition at the time of the inspection.

9. Sump Pumps

Materials: None

10. Limitations

As discussed, this inspection is a visual, non-invasive, non-technically exhaustive inspection. Components in walls, under insulation, covered in personal property or otherwise not accessible are not inspected. Additionally, well and septic system inspections are a separately licensed and regulated occupation in the state of VA. When applicable, they are not inspected. I recommend having a well and septic inspection by a certified professional.

Insulation and Ventilation

The inspector shall inspect: The insulation in unfinished spaces, the ventilation of attic spaces, mechanical ventilation systems, and report on the general absence or lack of insulation in unfinished spaces.

The inspector is not required to: Enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or pose a safety hazard to the inspector, in his or her opinion, to move, touch, or disturb insulation, to move, touch or disturb vapor retarders, break or otherwise damage the surface finish or weather seal on or around access panels and covers, identify the composition or exact R-value of insulation material, activate thermostatically operated fans, determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers and wiring, determine the adequacy of ventilation.

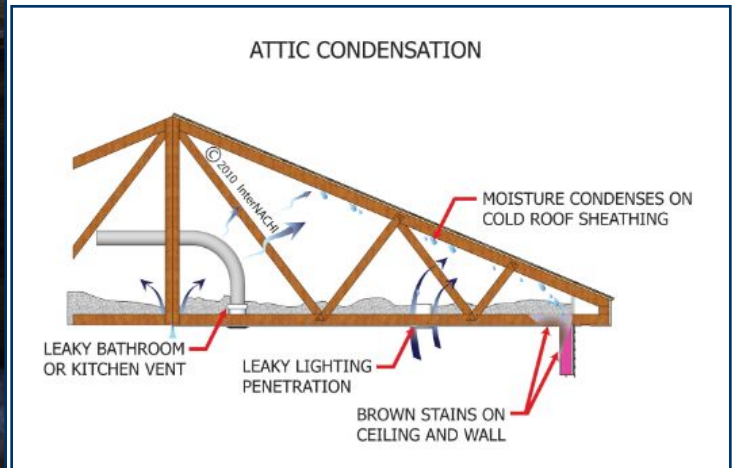
1. Attic

Attic Insulation: Fiberglass, loose fill • 14-18 inches

Attic Ventilation: Passive ventilation • Under eave soffit inlet vents • Ridge ventilation • Gable louver vents

Observations:

1.1. There were black stains around all of the nails in the attic, and areas of dark moisture staining. This occurs in the winter when warm moist air from the home rises to the attic and condenses on the cold nails and sheathing. I recommend discussing your options for a cure with a qualified contractor.



Notice the dark moisture staining on the sheathing



2. Crawlspace

Insulation: 3-6 inches

Ventilation Exterior wall vents

Observations:

2.1. Crawlspace ventilation appeared adequate. Building science principles are evolving and many specialist are now advising that crawlspace vents should be closed during the summer. I recommend doing your own research and do what you are comfortable with.

2.2. A few areas in the crawlspace were missing insulation. I recommend having insulation installed in these areas

3. Mechanical Ventilation Systems

Observations:

3.1. Mechanical ventilation systems were in satisfactory condition at the time of the inspection.

Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. Open and close a representative number of doors and windows. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

1. Floors/Walls/Ceilings

Observations:

1.1. Walls and ceilings were in satisfactory condition at the time of the inspection. Minor cosmetic flaws are not included in this report.

2. Doors

Observations:

2.1. Doors were in satisfactory condition at the time of the inspection. Minor cosmetic flaws are excluded from this inspection.

3. Cabinets and Counters

Observations:

3.1. The counters and cabinets were in satisfactory condition at the time of the inspection.

4. Stairway(s)

Observations:

4.1. The balusters were more than 4" apart. This is a safety hazard for small children. If this is a concern for you, you should have a qualified contractor correct as needed.

5. Pests

I am not a pest control specialist. Neither the state of VA or the International Association for Certified Home Inspectors require home inspectors to inspect for or report on pest problems at a property. However, when I see indications of a possible pest problem, I feel its in your best interest to report on it. My observations are not all inclusive. There may be other pest problems that I did not observe. The only way to ensure you have no other pest problems is to have a pest inspection performed by a reputable pest control company.

Observations:

5.1. There was a considerable amount of feces observed under the whirlpool tub. It appeared the mice may be entering through the excessive openings made for the plumbing. A pest control specialist can give you more info on how to control for mice.

6. Garage Door

Observations:

6.1. The garage door, photo electric sensors, and mechanical safety reverse were all functional at the time of the inspection.

7. Fireplace

Fireplace Description: Wood burning fire place converted to gas fireplace

Observations:

7.1. The Chimney Safety Institute of America (CSIA) recommends that during the sale or transfer of property, all chimneys be cleaned and undergo a Level 2 inspection by a certified chimney tech. I recommend following the advice of the CSIA.

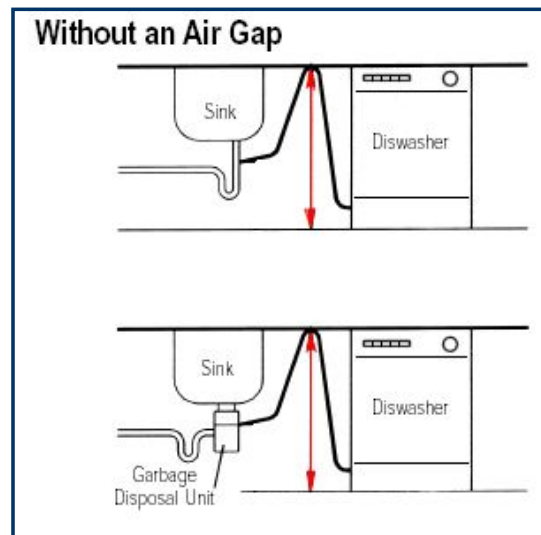
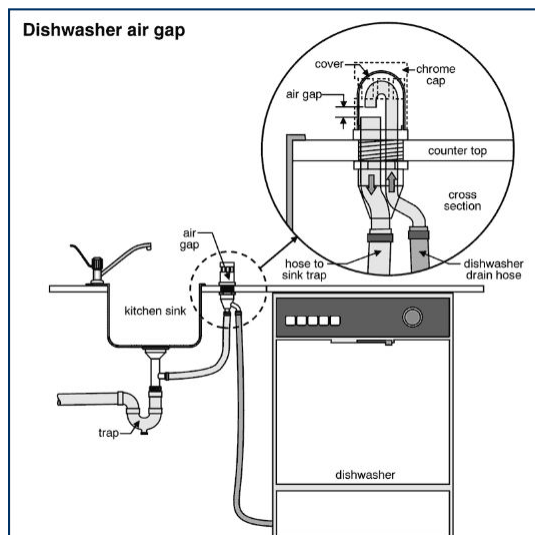
8. Appliances

Appliances Tested: Refrigerator • Electric Stove Top • Electric oven • Garage Disposal • Dishwasher

Observations:

8.1. Tested appliances were functioning during the inspection. Appliances are only tested for functionality. The quality of the appliances is not tested.

8.2. The dishwasher drain line was not installed with an air gap or drain loop. This can allow the dishwasher to siphon dirty water back into the dishwasher. I recommend having a plumber install a drain loop or air gap.



Report Summary

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This Summary is not the entire report. The complete report will include additional information of concern to the customer. It is recommended that the customer read the complete report. **If included, the prices below are not "quotes", "estimates" or "costs to cure". They are a guess based on what I saw to help you prioritize the major defects.** Individual prices from contractors can vary substantially from these ranges. I advise that several bids be obtained on any work exceeding a few hundred dollars.

Roofing		
Page 3 Item: 2	Roof Covering Observations	2.3. There was sporadic damage to the roof coverings such as cracked, and torn shingles. (See photos) The roof above the sun room has improper repairs. A qualified roofer should make needed repairs to the roof.
Page 5 Item: 5	Roof Penetrations	5.1. Two of the plumbing vents had damaged seals (see photo). The seals prevent leaks in the attic. I recommend having the seals replaced.
Page 5 Item: 6	Chimney	6.1. The chimney crown is cracked or damaged. The crown prevents moisture intrusion into the chimney. I recommend having a qualified mason repair or replace the damaged crown.
Exterior		
Page 6 Item: 4	Stairs, steps, stoops, and ramps	4.1. The balusters were more than 4" apart. This is a safety hazard for small children. If concerned, I recommend having a qualified contractor repair as needed.
Page 7 Item: 5	Porch, Deck, Balcony	5.3. The balusters on the deck guardrail were farther than 4" apart. This is a safety for small children. The screened in porch represents similar hazards. All of the joist hangars were missing a few nails. The post-to-beam connections are improper. They are not fully bearing on the posts. A qualified contractor should make needed corrections and repairs to the deck.
Page 8 Item: 7	Windows	7.1. The windows in the attic space above the garage were installed poorly, and gaps were visible on the sides. Leak stains were observed below the gaps of both windows. I recommend having a qualified contractor repair as needed.
Foundation and Structure		
Page 10 Item: 3	Foundation floor	3.2. The drainage tile in the crawlspace floor terminated inside the crawlspace. This is an unusual installation. Typically, drainage tile is installed on the inside, or outside of the foundation wall, near the footer to distribute water away from the foundation, or to a sump pump. I recommend having a contractor further evaluate this installation.
Page 11 Item: 5	Floor Structure	5.1. Two areas of the cripple, above the foundation wall, on the opposite side of the deck ledger board, had moisture damage, and elevated moisture was detected. I recommend having a contractor further evaluate, determine the source of moisture and repair as needed.
Electrical		
Page 12 Item: 5	Main Service Panel/ Disconnect	5.2. There were romex cables that were not properly clamped to the box. The edges of the box are sharp so clamps are required to avoid damage to the cable. Additionally, there was a low voltage wire fed by a 15 amp breaker. These are safety concerns and should be corrected by a qualified electrician.

Page 13 Item: 8	Distribution wiring	8.1. There was wire in the crawlspace, at the rear wall, that was not properly terminated. It should be properly terminated or removed. There was a junction box in the crawlspace at the front wall that was hanging from the joists. The cables coming out of it were on the ground. The box, and cables should be properly supported. I recommend having a qualified electrician correct as needed.
Insulation and Ventilation		
Page 19 Item: 1	Attic	1.1. There were black stains around all of the nails in the attic, and areas of dark moisture staining. This occurs in the winter when warm moist air from the home rises to the attic and condenses on the cold nails and sheathing. I recommend discussing your options for a cure with a qualified contractor.
Interior		
Page 22 Item: 4	Stairway(s)	4.1. The balusters were more than 4" apart. This is a safety hazard for small children. If this is a concern for you, you should have a qualified contractor correct as needed.
Page 23 Item: 5	Pests	5.1. There was a considerable amount of feces observed under the whirlpool tub. It appeared the mice may be entering through the excessive openings made for the plumbing. A pest control specialist can give you more info on how to control for mice.