Property Inspection Report

Inspection prepared for:
Date of Inspection: 7/30/2015

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A HOUSE ON A ROCK

HOME INSPECTIONS

GOD . FAMILY . HOME

Inspection Details

1. Client Name

Happy Client

2. Property Inspected

22456 Richmond Home Lane

3. Date of Inspection

July30,2015

4. Attendance

Client present • Buyer Agent present

5. Home Type

Detached • Single Family Home

6. Occupancy

Occupied - Furnished • 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.

Understanding Your Report

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

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

It was not safe to walk on the roof, and we inspected it with a drone. It is possible that defects exist that could not be observed with the drone.

2. Roof Covering Observations

Description: The roof was covered with laminated composition asphalt shingles which were each composed of multiple layers bonded together. Laminated shingles are also called “architectural” or dimensional” shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. These types of shingles generally come with 25-40 year warranties depending on the brand and manufacturer.

- Approximately 8-12 years old

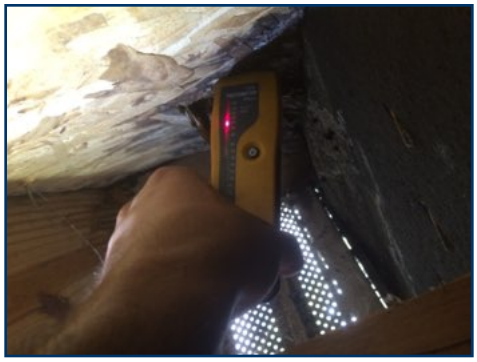
Observations:

2.1. There was a roof leak observed from in the attic at a valley near the first floor furnace vent. Our moisture meter detected elevated moisture indicating it is a current leak. I recommend repair by a qualified roofer. ($200-$300+)

2.2. There was one nail pop observed above the garage entry door. I recommend repair by a qualified roofer. ($50-$100+)

General roof photo

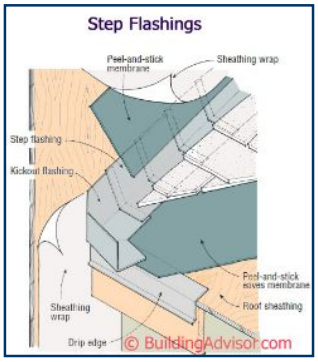
General roof photo



3. Roof Flashing

Observations:

3.1. There was no kickout flashing where gutters end at a wall. This sometimes causes damage in the wall. I recommend having kickout flashing installed in these areas. ($150-$250+)



4. Gutters

Observations:

4.1. No deficiencies were observed at the time of inspection.

5. Roof Penetrations

Observations:

5.1. No deficiencies were observed at the time of inspection.

6. Chimneys and Vents

Observations:

6.1. No deficiencies were observed at the time of inspection. The CSIA recommends that every fireplace and chimney undergo a level 2 inspection during the sale or transfer of property.

7. Limitations

Because of the many variables which affect the lifespan of roof-covering materials, the Inspector does not provide an estimate of the expected long-term service life of any roof-covering materials. This is in accordance with all inspection industry Standards of Practice.
The following factors affect the lifespan of roof-covering materials
- Roofing material quality: Better quality materials generally last longer.
- Number of layers: Roofs installed over existing roofs will have reduced lifespan.
- Structure orientation: South-facing roofs will have shorter lifespans.
- Degree of roof slope: Flatter roofs will have shorter lifespans.
- Climate zone (snow & rain): Harsh climates shorten roof lifespans.
- Temperature swings: climates with large daily temperature differentials (within 24-hour cycles) will shorten roof lifespans.
- Homesite conditions (overhanging tree branches, wind, etc.)
- Roof color: Darker roofs absorb more heat which shortens roof lifespan.
- Elevation: Homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan.
- Home orientation: Roofs which receive more sun deteriorate more quickly than roofs which receive less sun.
- Roof structure ventilation: Poor ventilation shortens roof lifespans.
- Quality of maintenance: Poor maintenance will reduce lifespan.

• Roof was covered with asphalt composition shingles. Asphalt shingles must be installed according to the manufacturer's recommendations, which often vary from one manufacturer to another, and also between different shingle types produced by each manufacturer. Because of the many different installation requirements for the different types of shingles, confirmation of proper installation requires inspection by a qualified specialist and exceeds the scope of the General Home Inspection.
Although I will inspect the roof to the best of my ability, It is impossible to confirm proper installation and condition of shingles and other roofing components including, but not limited to, underlayment, flashing and fasteners.

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 indiameter. 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 accessiblefrom 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

Observations:

1.1. There was brick veneer siding on the home. No defects were observed with the brick veneer at the time of inspection.

1.2. The exterior cladding was cement fiber siding, also known as hardie plank siding. No defects were observed.

2. Caulking

Observations:

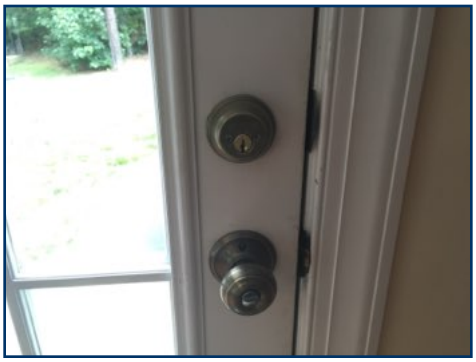
2.1. No deficiencies were observed at the time of inspection.

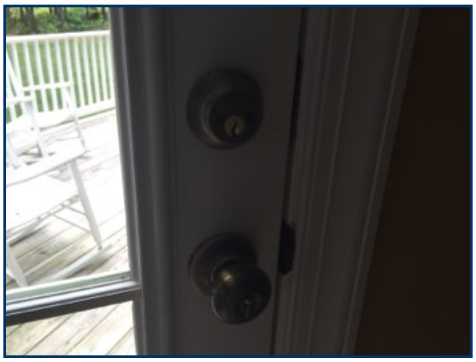
3. Doors

Observations:

3.1. The exterior side door in the kitchen area had a dead bolt that requires a key on both sides. Doors should not require keys, or special knowledge to exit. I recommend having this corrected by a qualified contractor. ($100-$200+)

3.2. The exterior rear door in the master bedroom had a dead bolt that requires a key on both sides. Doors should not require keys, or special knowledge to exit. I recommend having this corrected by a qualified contractor. ($100-$200+)





4. Stairs, Steps, Stoops, and Ramps

Observations:

4.1. No deficiencies were observed at the time of inspection.

5. Decks, Porches and Balconies

Observations:

5.1. The deck should be refinished to prolong its life.

5.2. The ledger board was partially attached with nails only and the bolts that were installed were loose and ineffective at supporting the deck. This is a deficient attachment. Ledger Lock screws are approved hardware to correct this condition. I recommend the installation of an appropriate ledger attachment hardware. ($200+)

6. Eaves,Soffit,Fascia

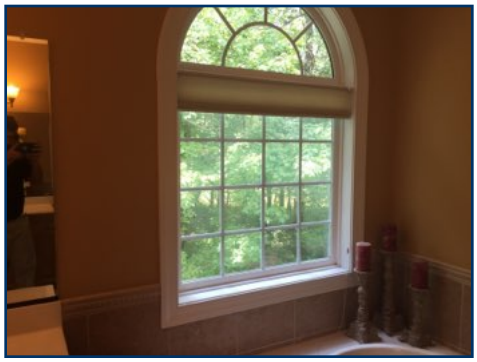
Observations:

6.1. No deficiencies were observed at the time of inspection.

7. Windows

Observations:

7.1. There was condensation between the window panes observed at four windows marked with red stickers. (Master bath, master bedroom, living room, and the upstairs kitchenette) This occurs when the window seal fails, and the desiccant becomes saturated. Over long periods of time, this can permanently damage the window, or surrounding building materials. I recommend having the sashes reglazed, or replaced. ($200-$500 per window+)



This window in the master bathroom had condensation between the panes.

This window in the master bedroom had condensation between the panes.

This window in the upstairs kitchenette had condensation between the panes.

8. Window and Door Trim

Observations:

8.1. No deficiencies were observed at the time of inspection.

9. Vegetation

Observations:

9.1. There was some vegetation in contact with the property building materials. Not only does vegetation limit the inspection, it can damage building materials. I recommend maintaining all vegetation to be at least 6" away from all building materials.

10. Driveway

Observations:

10.1. The driveway had typical cracking and wear and tear. You may want to fill the cracks and reseal the driveway.

11. Walkways

Observations:

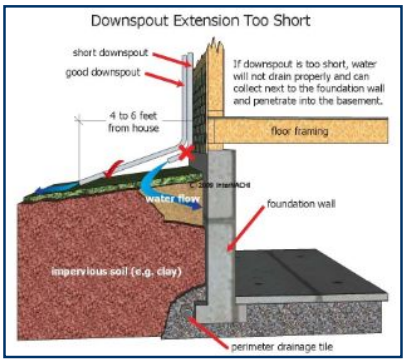
11.1. No deficiencies were observed at the time of inspection.

12. Downspouts

Observations:

12.1. The downspout at the front right corner of the house has become detached from it's extension. I recommend ensuring that it is attached and allow proper drainage away from the foundation.

12.2. Some of the downspouts terminated too closely to the foundation which was causing erosion of the soil and moisture intrusion into the crawlspace. I recommend having the downspouts extended 4-8 ft from the house. ($100-$200+)



13. Grading/Surface Drainage

Materials: Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

Observations:

13.1. The grading appeared to be level or sloped away from the foundation. No deficiencies were observed at the time of inspection.

14. 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. No deficiencies were observed at the time of inspection.

3. Foundation floor

Observations:

3.1. No deficiencies were observed at the time of inspection.

4. Columns and Beams

Description: Masonry block columns • Wood built-up beams
Observations:

4.1. No deficiencies were observed at the time of inspection.

5. Floor Structure

Description: Engineered TrusJoists (TJIs) floor joists
Observations:

5.1. There was some insulation installed between the joists which prevented part of the subfloor from being inspected. No defects were observed, but it is possible that defects exist that could not be observed.

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 defects exist that could not be observed.

7. Roof/Attic Structure

Method of Inspection: The attic was inspected by walking/crawling in the attic
Materials: Wood Rafters • OSB Sheathing
Observations:

7.1. No deficiencies were observed at the time of 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. • Accurately assessing a crack during an inspection is impossible. It is impossible to know how long the crack has been there and whether or not it has recently been active. Only a structural engineer can determine the severity of a crack and a soil engineer, the likely hood of continued cracking. A home inspection does not provide either of these services. • Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings, insulation, duct work, pipes, etc.

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. No deficiencies were observed at the time of inspection.

2. Meter Enclosure

Observations:

2.1. No deficiencies were observed at the time of inspection.

3. Service Entrance Conductors

Observations:

3.1. No deficiencies were observed at the time of inspection.

4. Service Rating

Description: Amperage Rating: • Unable to determine but suspect: • 200 amps • Voltage: 120/240 volts

Observations:

4.1. I could not confirm the service rating because there was no legible writing on the service entrance conductors.

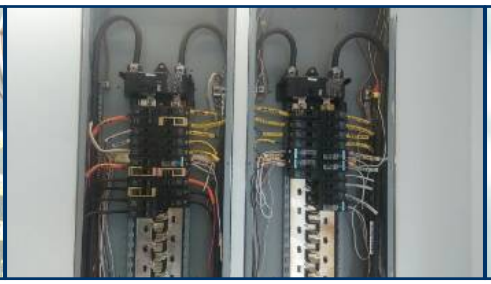
5. Main Service Panel/ Disconnect

Main electrical panel location: There were two main panels: • Garage
Over Current Protection Devices Breakers
Observations:

5.1. The main panel had at one breaker that did not match the brand of the panel. Most manufacturers specifically warn against this on the panel. When brands are mismatched like this, the breakers can have poor connections, can create arcs, and may eventually cause a fire. I recommend correction by a qualified electrician. ($85-$150+)

5.2. There were neutrals lugged with the grounds. This can cause loose connections and over heating. I recommend having it corrected. ($75+)

5.3. The main panel cover was missing screws. I recommend having all required screws installed in the panel. (nominal cost)


Main shutoff location: garage

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: None Observed

8. Distribution wiring

Description: Copper • Wiring type: non-metallic sheathed cable "Romex"
Observations:

8.1. Most of wire distribution is hidden in walls. No deficiencies were observed at the time of inspection.

8.2. There was some wiring in the crawlspace was on the ground near the area where the gas line comes through the foundation. Wiring all the floor will be subject moisture or pest damage. I recommend having electrician properly identity this wiring and properly support it. ($75+)

9. Lighting/Fixtures/Switches/Outlets

Description: Grounded
Observations:

9.1. There was a loose outlet with an open ground in the kitchen. Loose electrical connections can cause overheating or arcing. I recommend repair by a qualified electrician. ($75+)

9.2. There were many loose outlets in the home marked with red stickers. I recommend repair by a qualified electrician. ($100+)

This light fixture in the second floor rear middle bathroom did not turn on. You should have the bulb replaced so you can confirm it works at your final walk through

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: Bathrooms • Kitchen • Exterior • 2nd floor Bathroom • Breakfast Nook • Upstairs Kitchenette

11. Smoke and CO Detectors

Smoke Detectors: Present
CO Detectors: None observed
Observations:

11.1. Smoke and CO detectors are not tested during a home inspection. I recommend changing the batteries when you move in and every 6 months afterwards. You will want test them monthly. Detectors older than 10 years should be replaced. Please see photo for recommended locations of smoke and CO detectors.

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 observed during the inspection.

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: Both units were 12-14 years old

Description: Forced air Furnace-The heating system was a gas forced air furnace using a blower to distribute heated air. Ducts are installed to carry the hot air from the top of the furnace to the rooms in a home. Other ducts, called cold-air returns, return the cooler air back to the furnace. The average life of a furnace is 13-20 years if regular maintenance is performed.

Observations:

1.1. The heating systems were operational at the time of inspection. General maintenance and service will prolong the life of the units.

Steady blue flame observed at second floor furnace

Steady blue flame observed at first floor furnace

2. Cooling System Operation

Age of cooling sytem: Both units were 10-12 years old

Description: The air conditioning system was an electric split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. Evaporator coils, designed to collect heat from the home interior, were located inside a duct at the furnace. The average life of an AC is 15-20 years if regular maintenance is performed.

• The House had no cooling system

Observations:

2.1. The first floor air conditioning system had approximately a 3 degree differential between the return air and supply air. A properly operating system typically has a 14-22 degree differential. Although this a very basic test, it is indicative of a problem with the system. I recommend having an HVAC technician evaluate the A/C system service as needed.

2.2. The second floor air conditioning system had approximately a 10 degree differential between the return air and supply air. A properly operating system typically has a 14-22 degree differential. Although this a very basic test, it is indicative of a problem with the system. I recommend having an HVAC technician evaluate the A/C system service as needed.

2.3. Condensation was forming on the condensate drain line trap in the attic. Over time this can damage what it drips onto below. I recommend repair by a qualified HVAC tech. ($50+)

Return air temperature first floor

Supply air temperature first floor

Return air temperature second floor

Supply air temperature second floor

3. Exterior Unit

Observations:

3.1. No deficiencies were observed at the time of inspection.

4. Thermostat

Observations:

4.1. No deficiencies were observed at the time of inspection.

5. Distribution Methods

Observations:

5.1. No deficiencies were observed at the time of inspection.

6. Vents and Flues

Observations:

6.1. No deficiencies were observed at the time of inspection.

7. Filter(s)

Observations:

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

8. 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: Public municipal water supply

2. Service Pipe to House

Main water shut off valve location: Crawlspace to the right of the entrance

This is the main water shut off valve in the crawlspace

3. Water Heater

Description: The house has two gas water heaters plumbed in series. There is a burner at the bottom of the tank that heats the water along with heat from the combustion products venting through the middle of the water heater. The average life span of a gas water hater is 8-12 years. Having them flushed regularly and serviced will help achieve maximum life. • 50 Gallons • 9-11 years old

Observations:

3.1. The right water heater burner had some bright yellow/orange flames. Natural gas should burn blue when the the appliance is functioning correctly. I recommend having a plumber service as needed. ($100-$200+)

3.2. Knocking sounds were heard when the left water heater was operating. This is often the result of sediment build up at the bottom of the tank. I recommend having a qualified plumber service the water heater as needed. ($100-$200+)

Hot water temperature

4. Toilets

Observations:

4.1. The toilet bowl in the master Bathroom was loose. Overtime, this can cause the toilet to leak from the base. A qualified plumber should repair as needed. ($75-$100+)

4.2. The toilet tank in the downstairs bathroom was loose. I recommend having this corrected to prevent leaking. ($75-$100+)

4.3. The toilet bowl and tank in the upstairs Jack and Jill bathroom were loose. This can cause the toilet to leak over time. I recommend repair by a qualified plumber. ($75-$125+)

4.4. The toilet bowl in the second floor rear middle bathroom was loose. Overtime, this can cause the toilet to leak from the base. A qualified plumber should repair as needed. ($75-$100+)

4.5. The toilet bowl in the second floor front middle bathroom was loose. Overtime, this can cause the toilet to leak from the base. A qualified plumber should repair as needed. ($75-$100+)

5. Sinks, Tubs, Showers

Observations:

5.1. No problems with the whirlpool were observed at the time of inspection.

5.2. No deficiencies were observed at the time of inspection.

6. Supply Piping

Supply Piping Materials: Readily visible water supply pipes are: • Cross-Linked Polyethylene (PEX)

Observations:

6.1. The hose bib at the left rear corner was loose. This can cause damage to the pipe and leaks. I recommend having it secured. ($50+)

7. Drain/Waste/Vent Piping

Drain/Waste/Vent Piping Materials: Visible waste piping in house: • Thermoplastic PVC (Polyvinyl Chloride) - normally white in color

Observations:

7.1. No deficiencies were observed at the time of inspection.

8. Fuel Storage and Distribution

Observations:

8.1. No CSST bonding was observed. All jurisdictions vary on the CSST bonding requirements, but most manufacturers require bonding. It would be prudent to have the CSST piping bonded by a qualified electrician. ($150-$250+)

8.2. There was a strong smell of gas by the water heaters indicating a gas leak. I recommend repair by a qualified plumber. ($100-$200+)

9. 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, batts • 9-12 inches
Attic Ventilation: Passive ventilation • Under eave soffit inlet vents • Gable louver vents
Observations:

1.1. Insulation and ventilation in the attic appeared adequate.

2. Crawlspace

Insulation: Under floor insulation type: fiberglass batts • Approximately: • 3-6 inches
Ventilation Exterior wall vents
Observations:

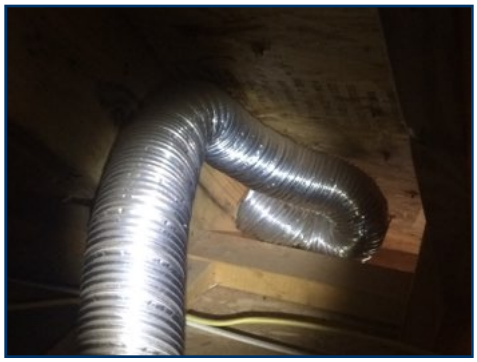
2.1. There were several batts of insulation that had fallen down. You should have these batts resecured, or replaced if damaged. ($150-$250+)



3. Mechanical Ventilation Systems

Observations:

3.1. One bathroom exhaust vent was terminating in the attic. Moisture from the bathroom will be distributed to attic which can create moisture and mold problems. I recommend having a qualified contractor terminate the fan at the exterior. ($125-$200+)



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.*

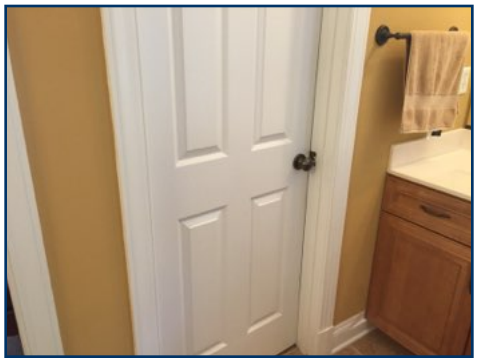
The inspector is not required to: *Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, 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. No deficiencies were observed at the time of inspection. Minor cosmetic flaws are not included in this report.

2. Doors



The door to the toilet in the master bathroom was sticking. I recommend having it adjusted or planed so that it closes smoothly.

3. Cabinets and Counters

Observations:

3.1. No deficiencies were observed at the time of inspection.

4. Stairway(s)

Observations:

4.1. The guardrail at the top of the stairs was loose which is a safety concern. A qualified contractor should repair as needed. ($75+)

5. Pests

Observations:

5.1. There was feces in the the circle gable vent that was consistent with guano (bat feces). Guano can be hazardous to your health. I recommend having a qualified pest control specialist evaluate further for bat activity and clean out the feces.

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: Ventless fireplace
Observations:

7.1. The gas fireplace functioned at the time of inspection.

7.2. Ventless fireplaces should be used with caution. Always read the manufacturers instructions before using. For more information please visit

http://www.ahouseonarock.com/uncategorized/ventless-fireplace-safety-concerns/

8. Appliances

Appliances Tested: Refrigerator • Electric Stove Top • Electric oven • Built-In Microwave • Garbage 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.

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	2.1. There was a roof leak observed from in the attic at a valley near the first floor furnace vent. Our moisture meter detected elevated moisture indicating it is a current leak. I recommend repair by a qualified roofer. ($200-$300+) 2.2. There was one nail pop observed above the garage entry door. I recommend repair by a qualified roofer. ($50-$100+)
Page 4 Item: 3	Roof Flashing	3.1. There was no kickout flashing where gutters end at a wall. This sometimes causes damage in the wall. I recommend having kickout flashing installed in these areas. ($150-$250+)
Exterior		
Page 6 Item: 3	Doors	3.1. The exterior side door in the kitchen area had a dead bolt that requires a key on both sides. Doors should not require keys, or special knowledge to exit. I recommend having this corrected by a qualified contractor. ($100-$200+) 3.2. The exterior rear door in the master bedroom had a dead bolt that requires a key on both sides. Doors should not require keys, or special knowledge to exit. I recommend having this corrected by a qualified contractor. ($100-$200+)
Page 7 Item: 5	Decks, Porches and Balconies	5.2. The ledger board was partially attached with nails only and the bolts that were installed were loose and ineffective at supporting the deck. This is a deficient attachment. Ledger Lock screws are approved hardware to correct this condition. I recommend the installation of an appropriate ledger attachment hardware. ($200+)
Page 7 Item: 7	Windows	7.1. There was condensation between the window panes observed at four windows marked with red stickers. (Master bath, master bedroom, living room, and the upstairs kitchenette) This occurs when the window seal fails, and the desiccant becomes saturated. Over long periods of time, this can permanently damage the window, or surrounding building materials. I recommend having the sashes reglazed, or replaced. ($200-$500 per window+)
Page 9 Item: 12	Downspouts	12.2. Some of the downspouts terminated too closely to the foundation which was causing erosion of the soil and moisture intrusion into the crawlspace. I recommend having the downspouts extended 4-8 ft from the house. ($100-$200+)
Electrical		

Page 13 Item: 5	Main Service Panel/ Disconnect	5.1. The main panel had at one breaker that did not match the brand of the panel. Most manufacturers specifically warn against this on the panel. When brands are mismatched like this, the breakers can have poor connections, can create arcs, and may eventually cause a fire. I recommend correction by a qualified electrician. ($85-$150+) 5.2. There were neutrals lugged with the grounds. This can cause loose connections and over heating. I recommend having it corrected. ($75+) 5.3. The main panel cover was missing screws. I recommend having all required screws installed in the panel. (nominal cost)
Page 14 Item: 8	Distribution wiring	8.2. There was some wiring in the crawlspace was on the ground near the area where the gas line comes through the foundation. Wiring all the floor will be subject moisture or pest damage. I recommend having electrician properly identity this wiring and properly support it. ($75+)
Page 14 Item: 9	Lighting/Fixtures/Switches/Outlets	9.1. There was a loose outlet with an open ground in the kitchen. Loose electrical connections can cause overheating or arcing. I recommend repair by a qualified electrician. ($75+) 9.2. There were many loose outlets in the home marked with red stickers. I recommend repair by a qualified electrician. ($100+)
Heating and Cooling		
Page 17 Item: 2	Cooling System Operation	2.1. The first floor air conditioning system had approximately a 3 degree differential between the return air and supply air. A properly operating system typically has a 14-22 degree differential. Although this a very basic test, it is indicative of a problem with the system. I recommend having an HVAC technician evaluate the A/C system service as needed. 2.2. The second floor air conditioning system had approximately a 10 degree differential between the return air and supply air. A properly operating system typically has a 14-22 degree differential. Although this a very basic test, it is indicative of a problem with the system. I recommend having an HVAC technician evaluate the A/C system service as needed. 2.3. Condensation was forming on the condensate drain line trap in the attic. Over time this can damage what it drips onto below. I recommend repair by a qualified HVAC tech. ($50+)
Plumbing		
Page 20 Item: 3	Water Heater	3.1. The right water heater burner had some bright yellow/orange flames. Natural gas should burn blue when the the appliance is functioning correctly. I recommend having a plumber service as needed. ($100-$200+) 3.2. Knocking sounds were heard when the left water heater was operating. This is often the result of sediment build up at the bottom of the tank. I recommend having a qualified plumber service the water heater as needed. ($100-$200+)

Page 20 Item: 4	Toilets	4.1. The toilet bowl in the master Bathroom was loose. Overtime, this can cause the toilet to leak from the base. A qualified plumber should repair as needed. ($75-$100+) 4.2. The toilet tank in the downstairs bathroom was loose. I recommend having this corrected to prevent leaking. ($75-$100+) 4.3. The toilet bowl and tank in the upstairs Jack and Jill bathroom were loose. This can cause the toilet to leak over time. I recommend repair by a qualified plumber. ($75-$125+) 4.4. The toilet bowl in the second floor rear middle bathroom was loose. Overtime, this can cause the toilet to leak from the base. A qualified plumber should repair as needed. ($75-$100+) 4.5. The toilet bowl in the second floor front middle bathroom was loose. Overtime, this can cause the toilet to leak from the base. A qualified plumber should repair as needed. ($75-$100+)
Page 21 Item: 8	Fuel Storage and Distribution	8.1. No CSST bonding was observed. All jurisdictions vary on the CSST bonding requirements, but most manufacturers require bonding. It would be prudent to have the CSST piping bonded by a qualified electrician. ($150-$250+) 8.2. There was a strong smell of gas by the water heaters indicating a gas leak. I recommend repair by a qualified plumber. ($100-$200+)
Insulation and Ventilation		
Page 22 Item: 2	Crawlspace	2.1. There were several batts of insulation that had fallen down. You should have these batts resecured, or replaced if damaged. ($150-$250+)
Page 22 Item: 3	Mechanical Ventilation Systems	3.1. One bathroom exhaust vent was terminating in the attic. Moisture from the bathroom will be distributed to attic which can create moisture and mold problems. I recommend having a qualified contractor terminate the fan at the exterior. ($125-$200+)
Interior		
Page 25 Item: 4	Stairway(s)	4.1. The guardrail at the top of the stairs was loose which is a safety concern. A qualified contractor should repair as needed. ($75+)
Page 25 Item: 5	Pests	5.1. There was feces in the the circle gable vent that was consistent with guano (bat feces). Guano can be hazardous to your health. I recommend having a qualified pest control specialist evaluate further for bat activity and clean out the feces.