Property Inspection Report

Inspection prepared for:
Date of Inspection: 7/22/2015

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INTERNACHI CERTIFIED
A HOUSE ON A ROCK
HOME INSPECTIONS
GOD . FAMILY . HOME

Inspection Details

1. Client Name

Happy Client

2. Property Inspected

123 Richmond Inspections Lane

3. Date of Inspection

July22,2015

4. Attendance

Client present • Buyer Agent present

5. Home Type

Detached • Single Family Home

6. Age of Home

Built In: 2009

7. 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.

Invoice

1. Service Performed

Home Inspection

2. Service Fee

$333

3. Fee Paid

$333

4. Balance

$0.00

5. Method of Payment

Check

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

The roof was inspected by walking on the roof.

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 10-15 years old.

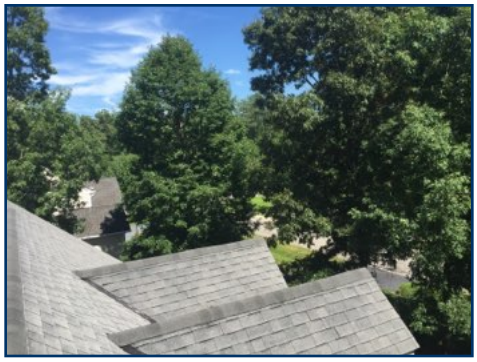
Observations:

2.1. There were some moss ad lichens on the roof. Moss can reduce the life span of the affected areas of roof covering. I recommend having cleaned. You wish to add a zinc strip to the roof to prevent a chronic moss problem.

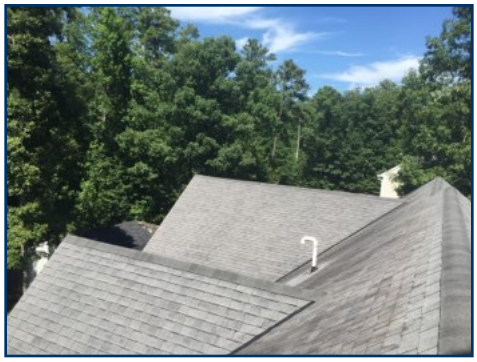
2.2. Asphalt composition shingles covering the roof of this home had black staining visible consistent with staining caused by algae growth. Algae growth is caused by long-term moisture on shingles. Algae is generally considered to be a cosmetic concern. This staining may be lightened by the use of special cleaners. Any roof cleaning should be performed by a qualified contractor.

2.3. There were some tree branches close too and/or in contact with the roof. Tree branches can damage roof coverings. I recommend having a tree branches trimmed away from the roof to prevent damage. Make sure you monitor for the condition regularly.

2.4. There was some damage to the roof covering materials at the last shingle on the ridge. (see photos) I recommend having a qualified roofer repair as needed. ($100-$200+)



General roof photo



General roof photo



3. Roof Flashing

Observations:

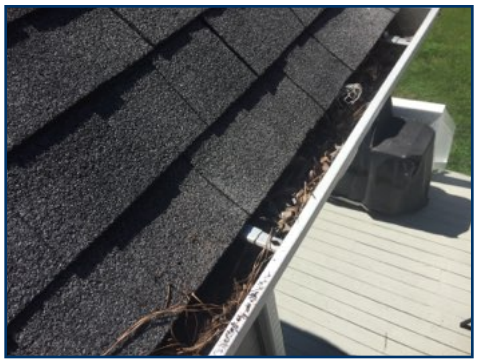
3.1. No deficiencies were observed with the flashing at the time of inspection.

3.2. The headwall flashing at the front of the house were pulling away from the brick. I recommend repair by a qualified contractor. ($150-$225+)

4. Gutters

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.



5. Roof Penetrations

Observations:

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

6. Chimneys and Vents

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

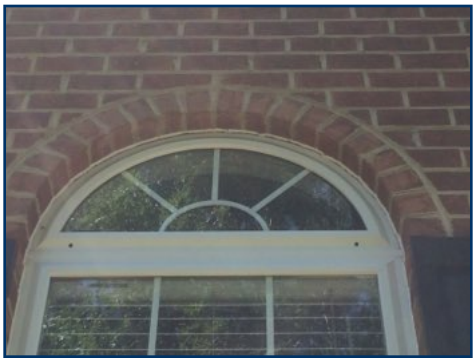
Observations:

1.1. There was no moisture barrier behind the exterior cladding. This is usually installed to protect building materials from wind driven rain as vinyl siding is not water proof. You will need to be diligent in making sure the siding and caulk is always in satisfactory condition. The sheathing will be more prone to moisture damage.

2. Caulking

Observations:

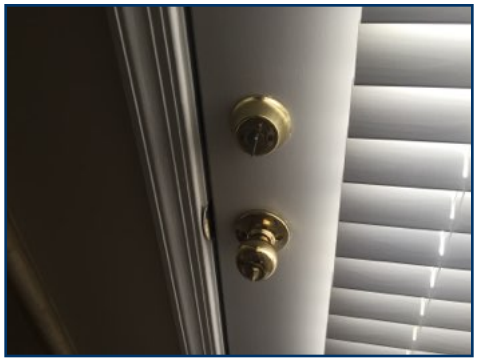
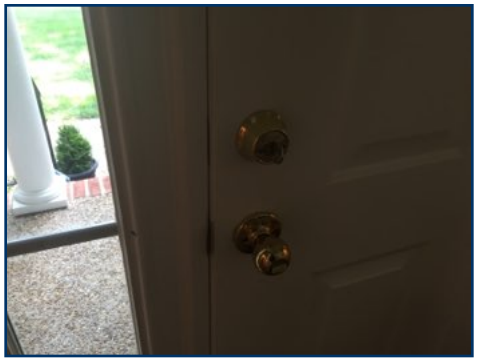
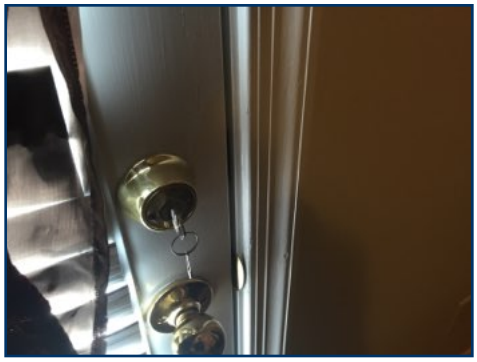
2.1. Some of the caulking around the the house was dried, cracking, or missing. These areas will be prone to air and moisture leaks. I recommend having deficient caulk replaced.



3. Doors

Observations:

3.1. The exterior doors had dead bolts that require a key on both sides. Doors should not require keys, or special knowledge to exit. I recommend having this corrected by a qualified contractor. ($200-$400+)

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. There were no bolts used for the beam to post connection. Bolts prevent beam rotation and are required by most building standards. I recommend having bolts installed by a qualified contractor. ($150-$200+)

5.2. There was rot observed at the bottom of four of the deck posts. Further deterioration can cause more damage to the deck or personal injury. I recommend repair by a qualified contractor. ($400-$600+)


6. Eaves,Soffit,Fascia

Observations:

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

7. Windows

Observations:

7.1. The arch window in the dining room had a defective seal (see photo). This can cause premature failure of the window and the only way to fix it is to replace the window. ($250-$450+)

8. Window and Door Trim

Observations:

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

9. Vegetation

Observations:

9.1. See Roof Section

10. Driveway

Observations:

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

11. Walkways

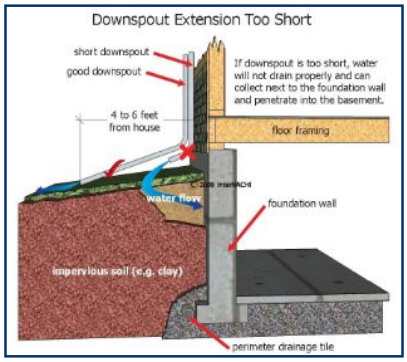
Observations:

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

12. Downspouts

Observations:

12.1. Splash blocks were observed at the bottom of the down spouts. Although their use is common, they are not usually effective at distributing rain water away from the foundation. I recommend monitoring these areas. If you notice large puddles around them, or erosion, it will be prudent to utilize a better method of moving the water away.



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

Observations:

2.1. Efflorescence was observed on the foundation wall behind the front steps. It had not affected the structure. This is a common place for moisture intrusion. I recommend having the area monitored to ensure the structure isn't being affected.

3. Foundation floor

Observations:

3.1. The soil cover was bunched up and missing 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. ($100-$200+)

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: Dimensional lumber wood 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: Garage
Over Current Protection Devices Breakers
Observations:

5.1. There was an open knockout in the panel. Insects and small pests can get into the panel and damage the cables. I recommend having a qualified electrician repair as needed. ($50+)

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

Observations:

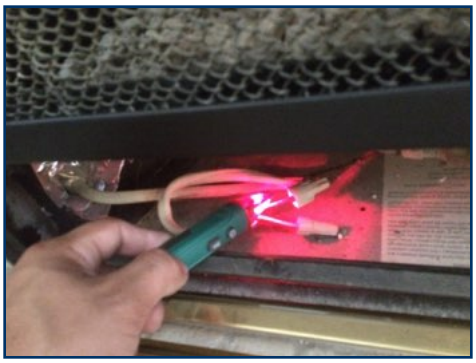
7.1. The sub panel in the shed had a three wire feed. Three wire feeds aren't allowed anymore and when they were allowed, there could not be a continuous metallic path between the house and the detached structure. Phone and cable wires were also routed from the house to the shed meaning the three wire feed is not allowed and a four wire feed would be required, as well as separating the grounds and neutrals in the panel. I recommend discussing options and costs for repair with a qualified electrician.

8. Distribution wiring

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

8.1. There was a cut wire observed under the fireplace. I recommend having a qualified electrician properly terminate or remove the wire. ($100+)

8.2. There was unprotected wiring in the kitchen island. I recommend repair by a qualified electrician. ($100-$200+)



9. Lighting/Fixtures/Switches/Outlets

This light in the living would not turn on. It may have a bad bulb or a remote we could not find. I recommend asking the sellers how it works so you can ensure it works during 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 • NOTE: All bathroom GFCIs in the house reset in the master Bathroom • Shed

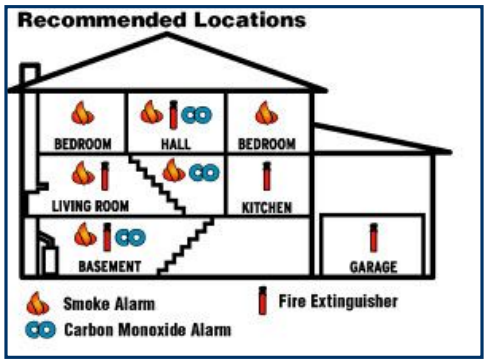
Observations:

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

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: 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 system was operational at the time of inspection. General maintenance and service will prolong the life of the units.

Steady blue flame observed at furnace

2. Cooling System Operation

Age of cooling sytem: 12-14 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.

Observations:

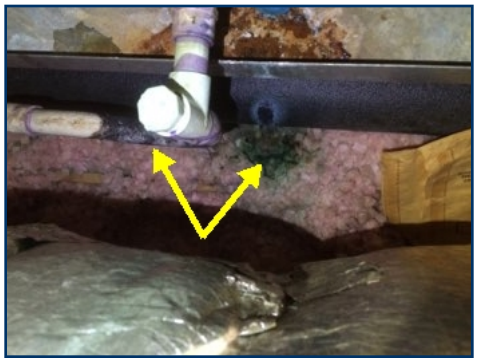
2.1. The cooling system was operational during the inspection. Having general maintenance and servicing will keep the unit running efficiently and prolong its life.

2.2. The refrigerant insulation needs to be extended all the way to the cabinet housing with a gasket in the opening. Any refrigerant line left exposed has the potential to form condensation and leak on building materials below. ($50+)

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

Return air temperature

Supply air temperature



3. Exterior Unit

Observations:

3.1. The condensing unit was not level. Most manufacturers require that the condensing unit be level. I recommend having the unit leveled. ($50-$100+)

4. Thermostat

Description: Controls for each baseboard heater in their respective room.
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. Filter(s)

Observations:

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

7. Other Components

Observations:

7.1. The condensation drain line terminated too close to the foundation which can cause moisture intrusion into the foundation. I recommend having a splash block installed or other means to direct the water away from the foundation. ($10-$50+)

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 left of entrance
Observations:

2.1. No deficiencies were observed at the time of inspection

This is the main water shut off valve in the crawlspace

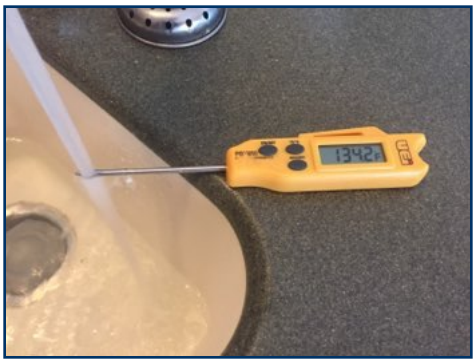
3. Water Heater

Description: The house has a gas water heater. 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 • Less than 2 years

Observations:

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

Steady blue flame observed at water heater



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+)

5. Sinks, Tubs, Showers

Observations:

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

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

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

Description: No fuel storage. Natural gas supplied from utility company

Fuel shut off valves: Outside at gas meter and individual shut offs at each appliance.

Observations:

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

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, loose fill • Fiberglass, batts • Approximately: • 10-14 inches
Attic Ventilation: Passive ventilation • Under eave soffit inlet vents • Gable louver vents • Switched gable vent fan

General attic photo

2. Crawlspace

Insulation: Under floor insulation type: fiberglass batts • Approximately: • 5-7 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.

3. Mechanical Ventilation Systems

Observations:

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

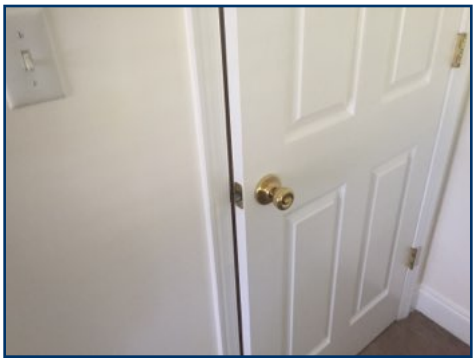
The inspector is not required to: *Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, 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

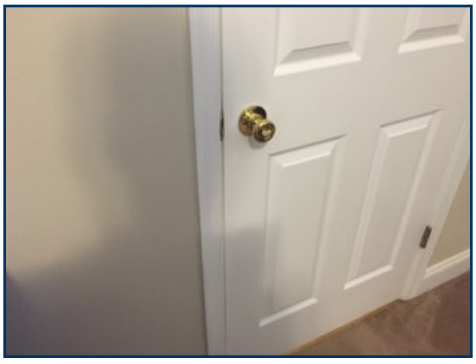
Observations:

1.1. No deficiencies were observed at the time of inspection. Minor cosmetic flaws are not included in this report.

2. Doors



The downstairs front right room door would not latch. I recommend having the door or the catch adjusted so that it latches closed.



The master bedroom door would not latch. I recommend having the door or the catch adjusted so that it latches closed.

3. Cabinets and Counters

Observations:

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

4. Stairway(s)

Observations:

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

5. Garage Door

Observations:

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

6. Fireplace

Fireplace Description: Ventless fireplace outside
Observations:

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

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

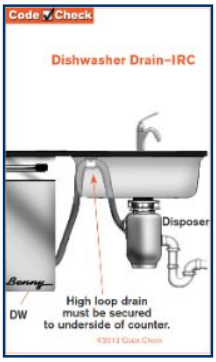
http://www.ahouseonarock.com/uncategorized/ventless-fireplace-safety-concerns/

7. Appliances

Appliances Tested: Refrigerator • Electric Stove Top • Electric oven • Built-In Microwave • Garbage Disposal • Dishwasher
Observations:

7.1. 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. ($100+)

7.2. The dishwasher was leaking during the time of inspection. I recommend repair by a qualified contractor. ($100-$200+)


Code Check
Dishwasher Drain–IRC
Disposer
DW
High loop drain
must be secured
to underside of counter.

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 4 Item: 2	Roof Covering Observations	2.4. There was some damage to the roof covering materials at the last shingle on the ridge. (see photos) I recommend having a qualified roofer repair as needed. ($100-$200+)
Page 5 Item: 3	Roof Flashing	3.2. The headwall flashing at the front of the house were pulling away from the brick. I recommend repair by a qualified contractor. ($150-$225+)
Exterior		
Page 8 Item: 3	Doors	3.1. The exterior doors had dead bolts that require a key on both sides. Doors should not require keys, or special knowledge to exit. I recommend having this corrected by a qualified contractor. ($200-$400+)
Page 8 Item: 5	Decks, Porches and Balconies	5.1. There were no bolts used for the beam to post connection. Bolts prevent beam rotation and are required by most building standards. I recommend having bolts installed by a qualified contractor. ($150-$200+) 5.2. There was rot observed at the bottom of four of the deck posts. Further deterioration can cause more damage to the deck or personal injury. I recommend repair by a qualified contractor. ($400-$600+)
Page 9 Item: 7	Windows	7.1. The arch window in the dining room had a defective seal (see photo). This can cause premature failure of the window and the only way to fix it is to replace the window. ($250-$450+)
Foundation and Structure		
Page 11 Item: 3	Foundation floor	3.1. The soil cover was bunched up and missing 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. ($100-$200+)
Electrical		
Page 14 Item: 5	Main Service Panel/ Disconnect	5.1. There was an open knockout in the panel. Insects and small pests can get into the panel and damage the cables. I recommend having a qualified electrician repair as needed. ($50+)
Page 14 Item: 7	Remote Distribution Panel	7.1. The sub panel in the shed had a three wire feed. Three wire feeds aren't allowed anymore and when they were allowed, there could not be a continuous metallic path between the house and the detached structure. Phone and cable wires were also routed from the house to the shed meaning the three wire feed is not allowed and a four wire feed would be required, as well as separating the grounds and neutrals in the panel. I recommend discussing options and costs for repair with a qualified electrician.

Page 14 Item: 8	Distribution wiring	8.1. There was a cut wire observed under the fireplace. I recommend having a qualified electrician properly terminate or remove the wire. ($100+) 8.2. There was unprotected wiring in the kitchen island. I recommend repair by a qualified electrician. ($100-$200+)
Heating and Cooling		
Page 18 Item: 2	Cooling System Operation	2.2. The refrigerant insulation needs to be extended all the way to the cabinet housing with a gasket in the opening. Any refrigerant line left exposed has the potential to form condensation and leak on building materials below. ($50+) 2.3. Condensation was forming on the condensate drain line trap. Over time this can damage what it drips onto below. I recommend repair by a qualified HVAC tech. ($50+)
Page 18 Item: 3	Exterior Unit	3.1. The condensing unit was not level. Most manufacturers require that the condensing unit be level. I recommend having the unit leveled. ($50-$100+)
Page 19 Item: 7	Other Components	7.1. The condensation drain line terminated too close to the foundation which can cause moisture intrusion into the foundation. I recommend having a splash block installed or other means to direct the water away from the foundation. ($10-$50+)
Plumbing		
Page 22 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+)
Interior		
Page 27 Item: 7	Appliances	7.2. The dishwasher was leaking during the time of inspection. I recommend repair by a qualified contractor. ($100-$200+)