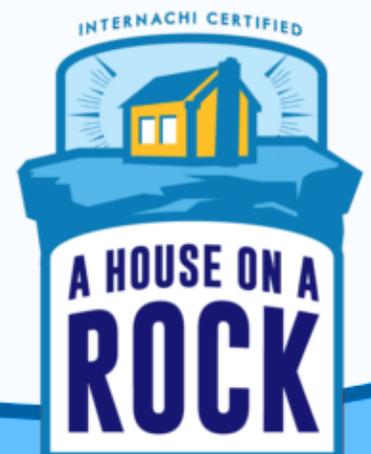


# *Property Inspection Report*



*Inspection prepared for:  
Date of Inspection: 6/13/2015*

*Inspector: Juan Jimenez  
Phone: 804-269-4321  
Email: [juan@ahouseonarock.com](mailto:juan@ahouseonarock.com)  
[www.ahouseonarock.com](http://www.ahouseonarock.com)*



Inspector: Lucas Hoffman  
Number: 804-269-4321  
[www.ahouseonarock.com](http://www.ahouseonarock.com)

HOME INSPECTIONS  
GOD . FAMILY . HOME

# 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 3-tab fiberglass composition asphalt shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. The typical life for this kind of roofing material is 15-20 years.

- Approximately 8-12 years old

### Observations:

2.1. 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.

2.2. There were multiple missing shingles observed. These areas will be prone to leaks and further damage. I recommend having a qualified roofer repair as needed. (\$200-\$300+)

2.3. There was leak staining and damaged sheathing observed in the attic near the chimney and elevated moisture observed in the wall finishing materials around the fireplace in the basement. I recommend a qualified roofer repair as needed.



### **3. Roof Flashing**

#### **Observations:**

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

3.2. The siding was low and prevented me from confirming that step **flashing** was installed at the sidewalls. It is possible that defects exist that were not observed.



### **4. Gutters**

#### **Observations:**

4.1. There was a gap between the gutters and the fascia and moisture damage was observed on the post directly below. I recommend having a qualified contractor repair the gutter. (\$500-\$100+)



### **5. Roof Penetrations**

#### **Observations:**

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

## 6. Chimneys and Vents

### Observations:

6.1. Chimneys wider than 30" require a cricket behind them to help shed water and prevent leaks. I recommend having a cricket constructed behind the chimney by a qualified contractor. (\$250-\$500+)

6.2. There was no spark arrestor and no **crowft** installed on the **flue** of the smaller chimney. This will allow precipitation and animals to get into the house, and can allow burning embers to escape. I recommend having a qualified chimney tech or contractor install a spark arrestor and add a **crowft**. (\$300-\$700+)

6.3. The chimney **crowft** on the larger chimney is cracked or damaged and some mortar joints have deteriorated. The **crowft** prevents moisture intrusion into the chimney. I recommend having a qualified mason repair or replace the damaged **crowft** and mortar. (\$300-\$600+)

6.4. Mortar deterioration and loose bricks were observed at the chimney near the base. I recommend having a qualified chimney tech repoint and repair as needed. (\$300-\$500+)



## **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 in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

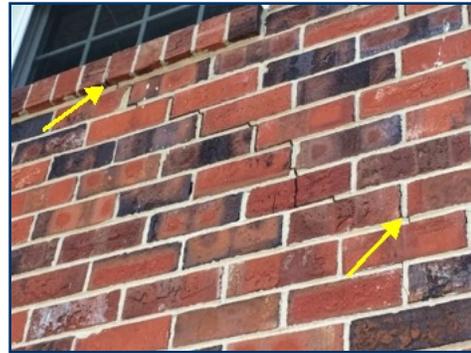
**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological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

## 1. Exterior Cladding

### Observations:

1.1. The brick veneer had moderate step cracks. They cracks did not appear to be structural in nature. However, further damage will result from moisture intrusion and freeze thaw cycles. I recommend having a qualified mason properly seal or repoint all cracks in the brick veneer.

1.2. The lintel above the basement door on the right side of the house was rusting. Further rusting can result in significant damage to surround brick. I recommend having the lintels treated for corrosion and painted to protect them from the elements.



## 2. Caulking

### Observations:

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

## 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-\$300+)



#### **4. Stairs, Steps, Stoops, and Ramps**

##### **Observations:**

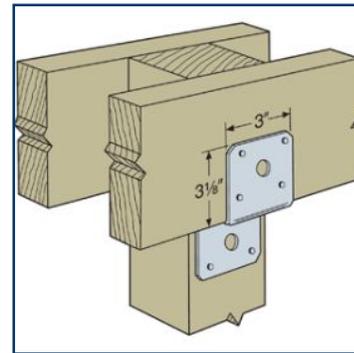
4.1. No deficiencies were observed at the time of inspection.

#### **5. Decks, Porches and Balconies**

##### **Observations:**

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

5.2. The deck beams were nailed to the side of the post. Beams should generally not rely on the shear strength of nails. Jack studs or retrofit brackets are typically needed to repair this condition. I recommend having a qualified contractor repair as needed. (\$125-\$225+)



#### **6. Eaves, Soffit, Fascia**

##### **Observations:**

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

#### **7. Windows**

Vinyl double paned • Single Hung/Double Hung

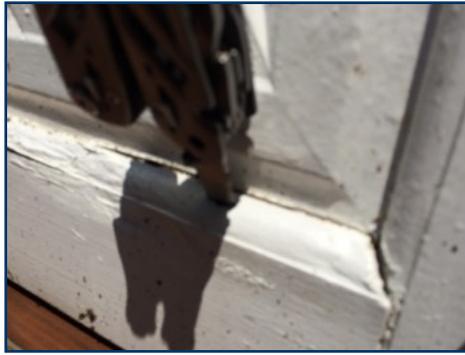
##### **Observations:**

7.1. No deficiencies were observed

#### **8. Window and Door Trim**

##### **Observations:**

8.1. There was some rot observed at the trim of the rear deck door and the shed door. I recommend having a qualified contractor repair as needed. (\$75-\$150+)



## 9. Vegetation

### Observations:

9.1. See Roof Section

## 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.

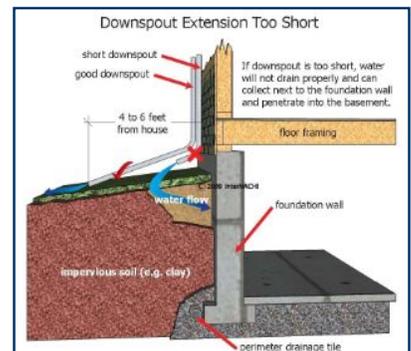
## 12. Downspouts

### Observations:

12.1. 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.

12.2. Some of the downspouts terminated too closely to the foundation. This concentrates water at the foundation and cause moisture intrusion into the foundation. I recommend having the downspouts extended 4-8 ft from the house. (\$50-\$100+)

12.3. There were gutters with no downspouts above the roof. They may reduce the life of the roof coverings they discharge onto. You may wish to extend the downspout to the ground.



### **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. There are some low spots along the foundation and moisture staining on the foundation walls in the crawlspace. I recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.



### **14. Fencing**

### **15. Limitations**

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:** Combination Basement and Crawlspace

**Method of inspecting the crawlspace:** Crawled

## 2. Foundation walls

**Description:** The majority of the basement was finished but the visible portions of the foundation walls were: • Masonry Block (CMU)

**Observations:**

2.1. Stains visible on the interior surfaces of the foundation wall in the crawlspace appeared to be the result of moisture intrusion due to low spots of erosion around the house and downspouts discharging too close to the foundation. Moisture intrusion can result in damage to the home structure or materials and may result in conditions which encourage the growth of microbes such as mold. See Grading and surface drainage section for recommendation.



## 3. Foundation floor

**Description:** Crawl Space: dirt floor

**Observations:**

3.1. The soil cover was in good condition at the time of inspection. See supply piping for leak recommendation.

## 4. Columns and Beams

**Description:** Masonry block columns • Wood Beams

**Observations:**

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

### 5. Floor Structure

**Description:** Dimensional lumber wood Joists • 1x solid plank sheathing

**Observations:**

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



### 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.

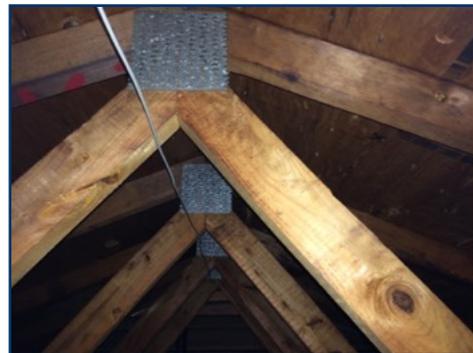
### 7. Roof/Attic Structure

**Method of Inspection:** The attic was inspected by walking/crawling in the attic • Portions not visible: • Areas under sheathing • Areas covered with insulation

**Materials:** Engineered wood roof truss framing • 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.

# 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:** Overhead solid 3-wire

**Observations:**

1.1. The service drop was in satisfactory condition at the time of the 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: • 100 amps

**Observations:**

4.1. The service size was 100 amps which is generally adequate for a home with mostly gas appliances. A load calculation is beyond the scope of a home inspection.

### 5. Main Service Panel/ Disconnect

**Main electrical panel location:** Basement  
**Over Current Protection Devices** Breakers  
**Observations:**

5.1. There were **romex** cables that were not properly clamped to the box. The edges of the box are sharp so clamps or bushings are required to avoid damage to the cable. I recommend having an electrician correct as needed. (\$75+)

5.2. There were open knockouts 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. (\$100+)



I recommend having a wire nut installed on any cut wires in the panel.

### 6. Service Grounding

**Description:** Copper • Ground Rod Connection • 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. Distribution wiring

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

7.1. There was an open splice observed in the cabinet under the stove. This is a safety concern. I recommend having a qualified electrician repair as needed. (\$100+)

7.2. There was unprotected wiring under the kitchen sink. Cables subject to damage need to be protected and cables under the kitchen sink are generally considered to be subject to damage. I recommend having a qualified electrician correct as needed. (\$100+)



## 8. Lighting/Fixtures/Switches/Outlets

**Description:** Grounded

**Observations:**

8.1. Many outlets had been painted over, were full of paint and could not be tested. Outlets that were painted over are safety concerns and should be replaced. I recommend having a qualified electrician replace outlets that have been painted over. (\$25-\$40 per outlet)

8.2. There was an outlet that had reverse polarity in the upstairs bedroom. I recommend having a qualified electrician repair as needed. (\$75+)



## 9. GFCI

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

**Present at:** Present at: • 2nd floor Bathroom

**Observations:**

9.1. There was no **GFCI** protection in the kitchen. Although this was not required when the home was built, you may wish to enhance your safety by having a qualified electrician add **GFCI** protection to the bathrooms.

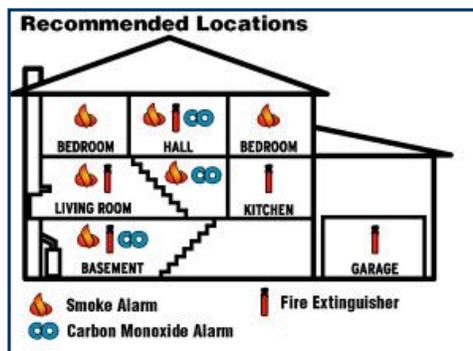
## 10. Smoke and CO Detectors

**Smoke Detectors:** Present

**CO Detectors:** Present

**Observations:**

10.1. 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 to test them monthly. Detectors older than 10 years should be replaced. Please see photo for recommended locations of smoke and CO detectors.



### ***11. 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:** Unable to determine but suspect • 20+ years

**Description:** The heating system was an oil forced air furnace using a blower to distribute heated air. An oil tank outside is used to store the oil. 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 an oil furnace is 15-20 years if regular maintenance is performed. Many oil furnaces do last 25 years or more.

### Observations:

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

## 2. Cooling System Operation

**Age of cooling sytem:** Unable to determine but suspect • 20+ years

**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.

## 3. Exterior Unit

### Observations:

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

## 4. Thermostat

**Description:** Dining Room

### Observations:

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

## 5. Distribution Methods

### Observations:

5.1. There was a open supply vent in the living room with no ductwork attached. I recommend having this sealed off or properly attached by a qualified contractor.



## 6. Vents and Flues

### Observations:

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

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

## 7. Filter(s)

**Description:** Media disposable

### Observations:

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

7.2. 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

**Materials:** Not Visible

**Main water shut off valve location:** Utility Room • I could not verify



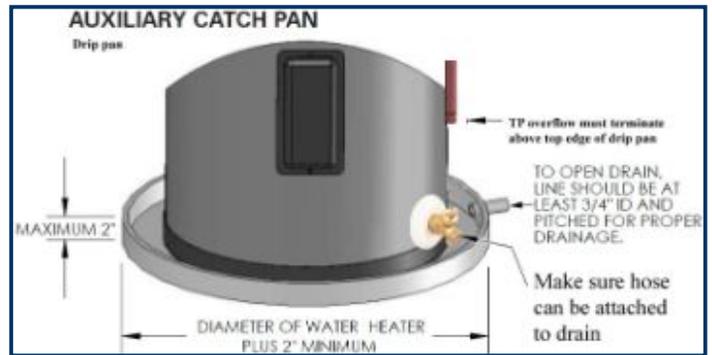
### 3. Water Heater

**Description:** The home has an electric water heater. Electric water heaters typically have two heating elements, one at the top and one at the bottom of the tank, that heat the water by electrical resistance heating. The average life span of an electric water heater is 8-12 years. Having them flushed regularly can help achieve maximum life. • Estimated to be about: • 50 Gallons • Unable to determine but suspect • 12-14 years old

#### Observations:

3.1. There was no drip pan installed for the water heater. Drip pans that convey water to the outside are required where water heater leaks can cause damage. I recommend the installation of a water heater drain pan. (\$150-\$250+)

3.2. The TPRV was leaking. This is a safety concern. I recommend having a qualified plumber repair as needed. (\$75-\$125+)



### 4. Toilets

#### Observations:

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

### 5. Sinks, Tubs, Showers

#### Observations:

5.1. The pedestal sink in the downstairs bathroom was not secured to the floor. Most manufacturers require that the base be adhered or screwed/bolted to the floor, to prevent personal injury. I recommend having this corrected (\$50+)



## 6. Supply Piping

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

**Observations:**

6.1. There was a pipe leaking in the crawlspace near the left front corner. A qualified plumber should repair as needed. (\$100-\$175+)



## 7. Drain/Waste/Vent Piping

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

**Observations:**

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

## 8. Fuel Storage and Distribution

**Description:** Oil tank outside • Propane tank above ground

**Fuel shut off valves:** Outside by tanks

**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 • 10-14 inches

**Attic Ventilation:** Under eave soffit inlet vents • Gable louver vents

### Observations:

1.1. There were black stains around all of the nails in the attic. This occurs in the winter when warm moist air from the home rises to the attic and condenses on the cold nails. I recommend discussing your options to prevent this with a qualified contractor.



## 2. Crawlspace

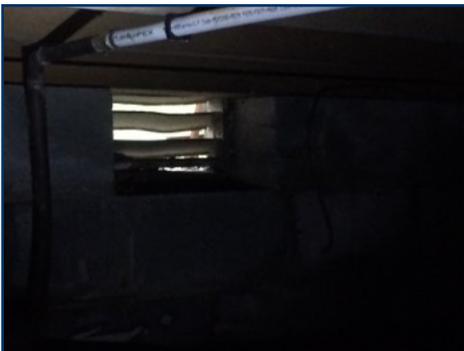
**Insulation:** None

**Ventilation** Exterior wall vents

### Observations:

2.1. There was no insulation in the crawlspace. Depending on how long you plan to own the home, having insulation installed may be cost effective.

2.2. Many of the crawlspace vents were missing screens. Screens prevent pests from infesting the crawlspace. I recommend having a screens installed.



### 3. Basement

**Description:** No insulation visible

### 4. Mechanical Ventilation Systems

**Description:** Kitchen exhaust fans • Dryer exhaust

**Observations:**

4.1. The dryer vent **dampel** was broken. Small rodents, birds or insects may crawl into the house through this vent. I recommend having the **dampel** replaced.

4.2. There was no bathroom ventilation fan in the bathrooms. This is typically not required when an operable window is present in the bathroom. However, if you find opening the window is a nuisance, and excessive moisture and rust accumulates in the bathroom, you should have a bathroom fan installed by a qualified contractor.

4.3. The dryer vent was dirty. Dirty dryer vents are prone to fires. I recommend having the dryer vent cleaned now and at least once a year.





# 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. Doors

### Observations:

1.1. No deficiencies were observed at the time of inspection. Minor cosmetic flaws are excluded from this inspection.

## 2. Cabinets and Counters

### Observations:

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

## 3. Stairway(s)

### Observations:

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

## 4. Pests

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

### Observations:

4.1. There were snake skins observed in the attic. I recommend a pest control specialist further evaluate and treat as needed.



## 5. Environmental Issues

**Materials:** A home inspection does not test for any environmental issues such as mold, lead, or asbestos. However, I feel it in your best interest for me to report if I suspect any of these substances in your potential home. The only way to know for sure is to have it tested by the appropriate professional.

### Observations:

5.1. Any homes built before 1978 may contain lead. Lead can be deleterious to your health. If this is a concern for you, then I recommend hiring a lead inspector to test the surfaces of the home for lead.

## 6. Fireplace

**Fireplace Description:** Prefabricated, direct vent, gas burning fireplace

### Observations:

6.1. The Chimney Safety Institute of America ([CSIA](#)) recommends that during the sale or transfer of property, all chimneys be cleaned and undergo a Level 2 inspection by a certified chimney tech. Chimney repairs can be expensive and it is prudent to get them inspected prior to the end of your inspection period.

6.2. The gas for the fireplace was off and the fireplace was not tested.

## 7. Appliances

**Appliances Tested:** Electric Stove Top • Electric oven • Garbage Disposal • Dishwasher

### Observations:

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

7.2. The kitchen fan is a type that recirculates filtered air back into the kitchen. This is an approved method, but is not sufficient for some styles of cooking. You may find that you need the kitchen to exhaust to the outdoors. You should replace the filter regularly.

# 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.

<b>Roofing</b>		
Page 2 Item: 2	Roof Covering Observations	<p>2.2. There were multiple missing shingles observed. These areas will be prone to leaks and further damage. I recommend having a qualified roofer repair as needed. (\$200-\$300+)</p> <p>2.3. There was leak staining and damaged sheathing observed in the attic near the chimney and elevated moisture observed in the wall finishing materials around the fireplace in the basement. I recommend a qualified roofer repair as needed.</p>
Page 3 Item: 4	Gutters	<p>4.1. There was a gap between the gutters and the fascia and moisture damage was observed on the post directly below. I recommend having a qualified contractor repair the gutter. (\$500-\$100+)</p>
Page 4 Item: 6	Chimneys and Vents	<p>6.2. There was no spark arrestor and no <b>crowft</b> installed on the <b>flue</b> of the smaller chimney. This will allow precipitation and animals to get into the house, and can allow burning embers to escape. I recommend having a qualified chimney tech or contractor install a spark arrestor and add a <b>crowft</b>. (\$300-\$700+)</p> <p>6.3. The chimney <b>crowft</b> on the larger chimney is cracked or damaged and some mortar joints have deteriorated. The <b>crowft</b> prevents moisture intrusion into the chimney. I recommend having a qualified mason repair or replace the damaged <b>crowft</b> and mortar. (\$300-\$600+)</p> <p>6.4. Mortar deterioration and loose bricks were observed at the chimney near the base. I recommend having a qualified chimney tech repoint and repair as needed. (\$300-\$500+)</p>
<b>Exterior</b>		
Page 6 Item: 1	Exterior Cladding	<p>1.2. The lintel above the basement door on the right side of the house was rusting. Further rusting can result in significant damage to surround brick. I recommend having the lintels treated for corrosion and painted to protect them from the elements.</p>
Page 6 Item: 3	Doors	<p>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-\$300+)</p>
Page 7 Item: 5	Decks, Porches and Balconies	<p>5.2. The deck beams were nailed to the side of the post. Beams should generally not rely on the shear strength of nails. Jack studs or retrofit brackets are typically needed to repair this condition. I recommend having a qualified contractor repair as needed. (\$125-\$225+)</p>

Page 8 Item: 8	Window and Door Trim	8.1. There was some rot observed at the trim of the rear deck door and the shed door. I recommend having a qualified contractor repair as needed. (\$75-\$150+)
Page 9 Item: 13	Grading/Surface Drainage	13.1. There are some low spots along the foundation and moisture staining on the foundation walls in the crawlspace. I recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.
<b>Foundation and Structure</b>		
Page 10 Item: 2	Foundation walls	2.1. Stains visible on the interior surfaces of the foundation wall in the crawlspace appeared to be the result of moisture intrusion due to low spots of erosion around the house and downspouts discharging too close to the foundation. Moisture intrusion can result in damage to the home structure or materials and may result in conditions which encourage the growth of microbes such as mold. See Grading and surface drainage section for recommendation.
<b>Electrical</b>		
Page 13 Item: 5	Main Service Panel/ Disconnect	5.1. There were <b>romex</b> cables that were not properly clamped to the box. The edges of the box are sharp so clamps or bushings are required to avoid damage to the cable. I recommend having an electrician correct as needed. (\$75+)  5.2. There were open knockouts 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. (\$100+)
Page 13 Item: 7	Distribution wiring	7.1. There was an open splice observed in the cabinet under the stove. This is a safety concern. I recommend having a qualified electrician repair as needed. (\$100+)  7.2. There was unprotected wiring under the kitchen sink. Cables subject to damage need to be protected and cables under the kitchen sink are generally considered to be subject to damage. I recommend having a qualified electrician correct as needed. (\$100+)
Page 14 Item: 8	Lighting/Fixtures/Switches/Outlets	8.2. There was an outlet that had reverse polarity in the upstairs bedroom. I recommend having a qualified electrician repair as needed. (\$75+)
<b>Heating and Cooling</b>		
Page 17 Item: 5	Distribution Methods	5.1. There was a open supply vent in the living room with no ductwork attached. I recommend having this sealed off or properly attached by a qualified contractor.
<b>Plumbing</b>		
Page 19 Item: 3	Water Heater	3.1. There was no drip pan installed for the water heater. Drip pans that convey water to the outside are required where water heater leaks can cause damage. I recommend the installation of a water heater drain pan. (\$150-\$250+)  3.2. The TPRV was leaking. This is a safety concern. I recommend having a qualified plumber repair as needed. (\$75-\$125+)
Page 19 Item: 5	Sinks, Tubs, Showers	5.1. The pedestal sink in the downstairs bathroom was not secured to the floor. Most manufacturers require that the base be adhered or screwed/bolted to the floor, to prevent personal injury. I recommend having this corrected (\$50+)
Page 20 Item: 6	Supply Piping	6.1. There was a pipe leaking in the crawlspace near the left front corner. A qualified plumber should repair as needed. (\$100-\$175+)

<b><i>Insulation and Ventilation</i></b>		
Page 21 Item: 2	Crawlspace	2.2. Many of the crawlspace vents were missing screens. Screens prevent pests from infesting the crawlspace. I recommend having a screens installed.
Page 22 Item: 4	Mechanical Ventilation Systems	4.3. The dryer vent was dirty. Dirty dryer vents are prone to fires. I recommend having the dryer vent cleaned now and at least once a year.
<b><i>Interior</i></b>		
Page 25 Item: 4	Pests	4.1. There were snake skins observed in the attic. I recommend a pest control specialist further evaluate and treat as needed.