THAT PLACE HOME INSPECTIONS, LLC
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RESIDENTIAL REPORT

1234 Main St.
Pearisburg VA 24134

Buyer Name
01/23/2019 9:00AM

Inspector
John Heubi
VA License# 3380001309
540-922-9663
thatplacehomeinspections@gmail.com

Agent
Agent Name
555-555-5555
agent@spectora.com

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Report Basics

Categories

The Report contains categorizations of Major Concerns (red), Moderate Concerns (orange), and Minor issues (blue). The colors and classifications are done for illustrative purposes and convenience. All issues should be considered and evaluated equally.

The Red category is for a specific issue with a system or component that may have an adverse impact on the value of the property, or that poses a potential risk to people or property. The Orange category is for items that are not functional or will lead to further defects if not addressed. The Blue category is mostly routine maintenance that is due now and that new owners should do periodically. The Blue category also represents observations that may be corrected as a DIY project or a relatively low cost fix by a qualified contractor.

The categorization is not intended to determine which items may need to be addressed per the contractual requirements of the agreement of sale of the property. All items should be addressed as you deem necessary.

Most observations within the report will give a recommendation of the type of contractor that may work with evaluating and/or repairing that system. These recommendations are merely given as a helpful suggestion for the client. The client may choose which, if any observations will be addressed and have complete say in the choice of contractor.

Photos included in this report are for illustrative purposes only. The photos are used to show a representation of the observation, information, or limitation being noted and are not meant to be construed as a comprehensive list of all instances of any particular comment.

Navigation

Here are a few quick tips on navigating your report. Be sure to click on photos to enlarge and to see any additional photos. Some photos will have further descriptions and markers that will not be seen until you click to enlarge. Also, be sure to click on the "Full Report" button to see all available information. This button is at the bottom left on the photo of your home. When looking at the "Full Report", be sure to click on the "Overview", "Information", and "Limitations" buttons that are at the top of each numbered section to fully assess the findings of the inspection. And, for a quick overview, click on the "Summary" button at the bottom left on the photo of your home.

The report is best if viewed in the original html format. This allows you to utilize embedded videos and attached links provided as additional informational resources (if applicable). The report can be printed using the PDF tab if a hard copy is desired.

Report Rights

I reserve the right to update inspection reports within 72 hours after initial release. This is to accommodate clarifications or additional information that might have come forward subsequent to the inspection.

SUMMARY

1: INSPECTION DETAILS

Information

House Orientation (House Faces)

South

This is not meant to be an accurate representation of the orientation of the home. This description is based on cardinal direction. It is to give an orientation for descriptive purposes on observations made during the inspection.

In Attendance
Client

Occupancy
Furnished

Style
Multi-level

Temperature (approximate)
32 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Cloudy, Recent Snow

2: ROOF

		IN	NI	NP
2.1	Coverings	X		
2.2	Roof Drainage Systems	X		
2.3	Flashings		X	
2.4	Skylights, Chimneys & Other Roof Penetrations		X	

IN = Inspected NI = Not Inspected NP = Not Present

Information

Inspection Method

Binoculars, Ground, Ladder, At Eaves

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Roof Type/Style
Gable, Combination

Coverings: Material
Asphalt, Architectural


Roof Drainage Systems: Gutter Material
Aluminum


Flashings: Material
Unknown, Metal

Limitations

General

SNOW / ICE

One or more of the roofing components could not be inspected due to the roof being covered with snow and/or ice.

Coverings

SNOW

Roof was not visible due to snow

Observations

2.1.1 Coverings

DIY / Monitor / Maintenance Item

DISCOLORATION

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified contractor evaluate to find the source causing this discoloration and repair or replace as needed.

Recommendation

Contact a qualified professional.

South

2.2.1 Roof Drainage Systems

DIY / Monitor / Maintenance Item

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend adjusting downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project

Northwest

3: EXTERIOR

		IN	NI	NP
3.1	Siding, Flashing & Trim	X		
3.2	Walkways, Patios & Driveways	X		
3.3	Decks, Balconies, Porches & Steps	X		
3.4	Eaves, Soffits & Fascia	X		
3.5	Vegetation, Grading, Drainage & Retaining Walls	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Inspection Method

Visual

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure. Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

Siding, Flashing & Trim: Siding Material

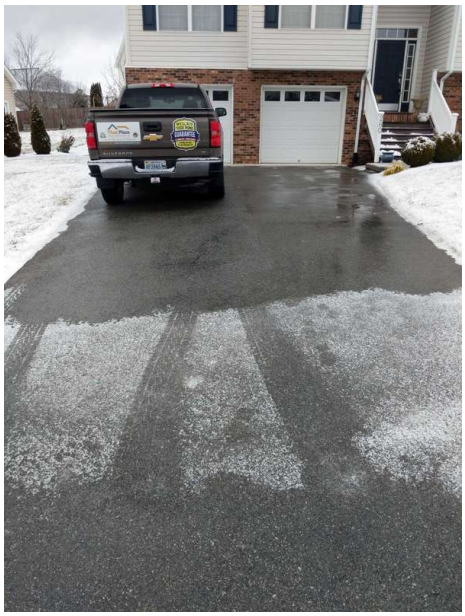
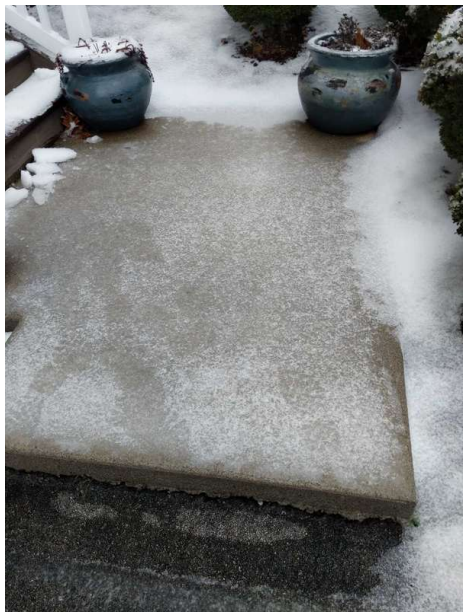
Brick, Vinyl

Walkways, Patios & Driveways: Driveway Material

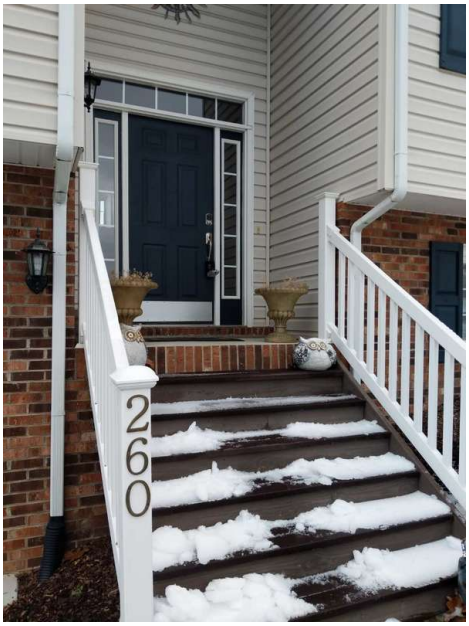
Asphalt

Walkways, Patios & Driveways: Walkway

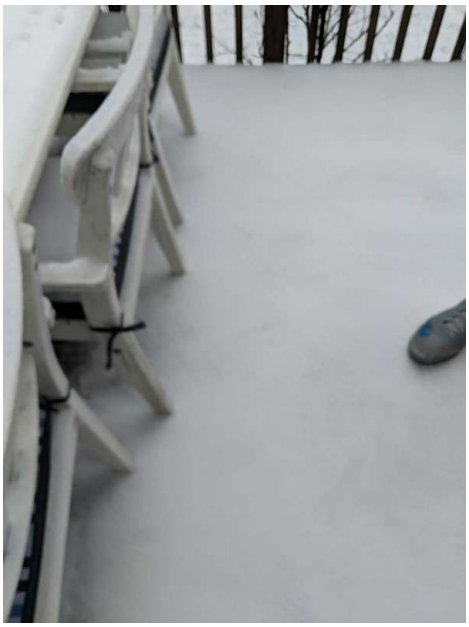
Concrete

Decks, Balconies, Porches & Steps: Appurtenance
Deck, Front Porch, Patio, Stairs




Decks, Balconies, Porches & Steps: Material
Composite, Concrete, Wood, Brick



Eaves, Soffits & Fascia: Eaves

Eaves, Soffits & Fascia: Fascia

Eaves, Soffits & Fascia: Soffit

Vegetation, Grading, Drainage & Retaining Walls: Grading


Limitations

General

SNOW

One or more of the Exterior components could not be inspected due to snow. Components such as patios, decks, walks, steps, and drives were not fully visible


General

STRUCTURES NOT INSPECTED

The property included one or more detached structure (structures not attached to the home) which were not included as part of a General Home Inspection and were not inspected. The Inspector disclaims any responsibility for providing any information as to their condition. Consider having these structures inspected by a qualified inspector for safety reasons.

Observations

3.1.1 Siding, Flashing & Trim

Recommend Repair or Replace

PARGE COAT CRACKING

The parge coat is cracking and showing signs of deterioration. A parge coat is generally for decorative / aesthetic purposes but may also lead to water intrusion. Recommend repair or re-coat.

Recommendation

Contact a qualified professional.

3.1.2 Siding, Flashing & Trim

Recommend Repair or Replace

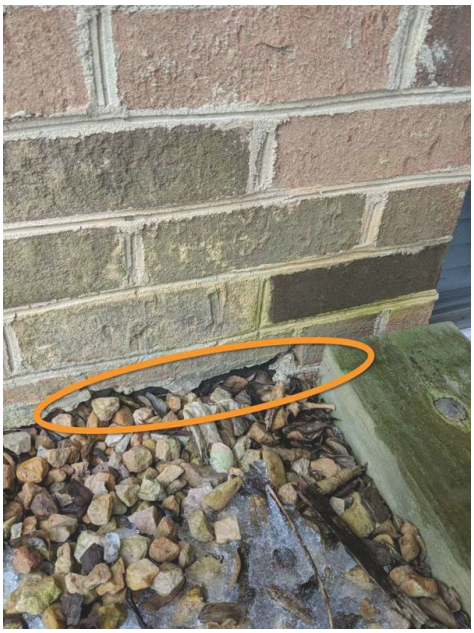
BRICK/MORTAR CRACKING

The brick exterior walls had cracking visible in one or more locations around the home in areas where the brick meets the ground. Recommend further evaluation and repair as needed.

Recommendation

Contact a qualified professional.

North



North

West

3.2.1 Walkways, Patios & Driveways

DIY / Monitor / Maintenance Item

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend to patch and seal as needed and monitor for future movement.

Recommendation

Contact a handyman or DIY project

3.3.1 Decks, Balconies, Porches & Steps

DIY / Monitor / Maintenance Item

DECK - NAILS EXPOSED

One or more nails were observed to be exposed. Recommend nails be reset.

Recommendation

Contact a handyman or DIY project

Front Porch

3.3.2 Decks, Balconies, Porches & Steps

DIY / Monitor / Maintenance Item

DECK - DAMAGED BOARDS

One of the stair risers had been damaged and repaired. This is a cosmetic issue and client may wish to replace damaged board(s).

Recommendation

Contact a handyman or DIY project

3.3.3 Decks, Balconies, Porches & Steps

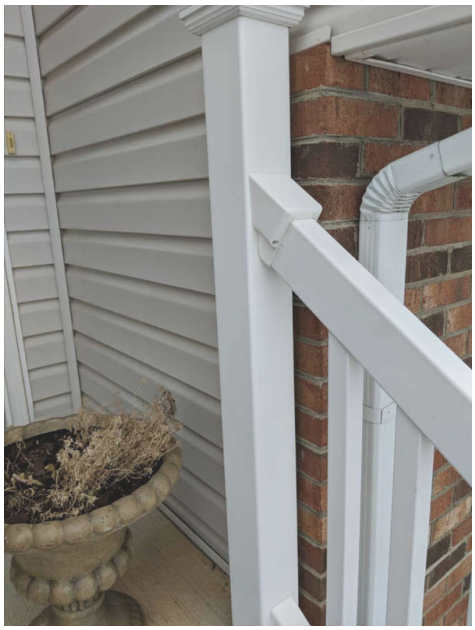
Recommend Repair or Replace

LOOSE NEWEL POST

A newel post at this staircase was loose at the time of the inspection. For safety reasons, the Inspector recommends that the newel post be made secure by a qualified contractor.

Recommendation

Contact a qualified professional.



3.3.4 Decks, Balconies, Porches & Steps

DIY / Monitor / Maintenance Item

COMMON CRACKS

Common cracks (1/4-inch or less) were visible in the concrete porch floor at the time of the inspection. Cracks should be filled with an appropriate sealant to avoid continued damage to the concrete porch floor surface from freezing moisture.

Recommendation

Contact a handyman or DIY project

West

3.3.5 Decks, Balconies, Porches & Steps

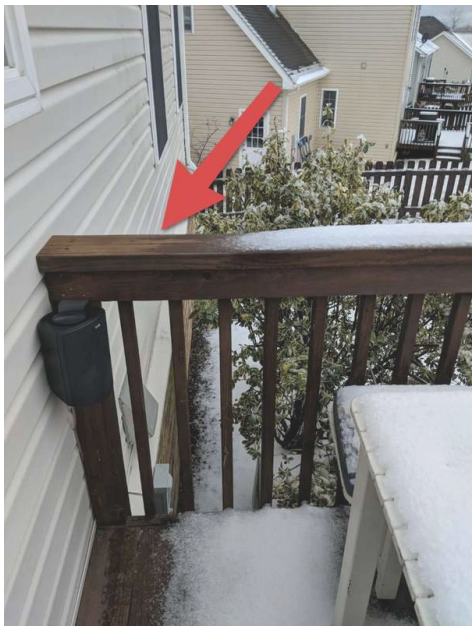
Immediate Attention / Safety Hazard

RAILING LOOSE

Based on the inspector's past experience, the handrail assembly did not appear to be of adequate strength to safely protect the deck/stairs. Physical testing for compliance with any building standards or building codes lies beyond the scope of the General Home Inspection. The Inspector recommends that additional support be installed by a qualified contractor.

Recommendation

Contact a qualified professional.



3.3.6 Decks, Balconies, Porches & Steps

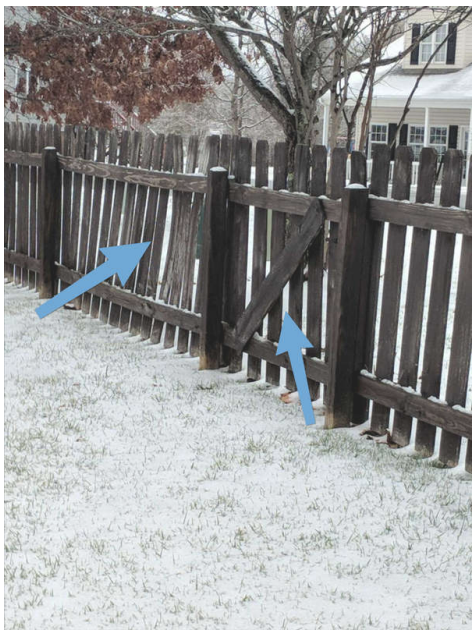
DIY / Monitor / Maintenance Item

FENCING IN DISREPAIR

One or more areas of the fencing were in need of repair.

Recommendation

Contact a handyman or DIY project



3.3.7 Decks, Balconies, Porches & Steps

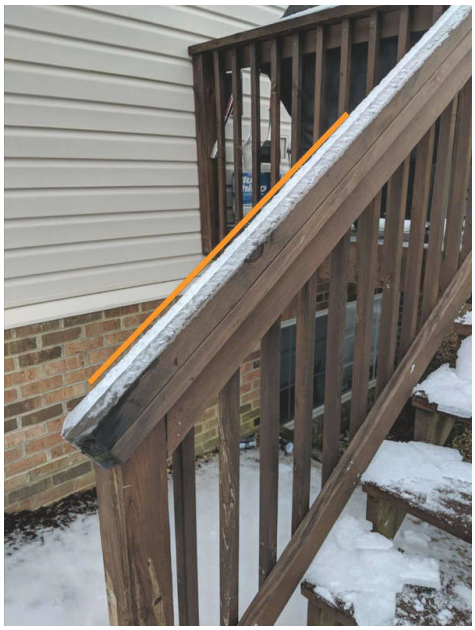
Recommend Repair or Replace

HANDRAIL LOOSE

Recommend repair or replace.

Recommendation

Contact a handyman or DIY project



3.5.1 Vegetation, Grading, Drainage & Retaining Walls

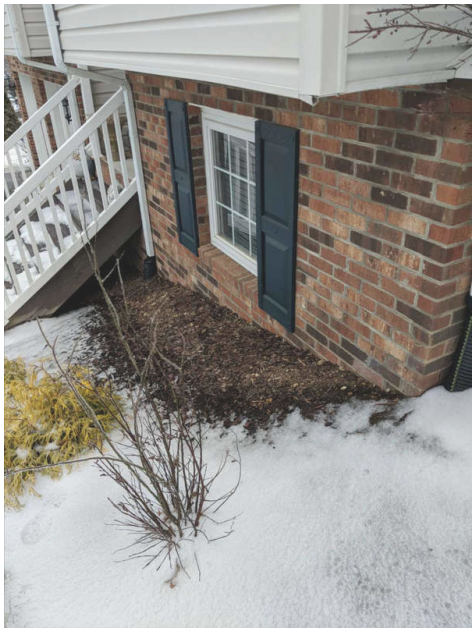
DIY / Monitor / Maintenance Item

FLOWER BED, MULCH, SOIL ON HOME

A flower bed, mulch or soil was observed to be in contact or close proximity to the home. This can lead to moisture intrusion in one or more of the components of the home. Recommend removing or addressing this landscaping feature to reduce the probability of moisture intrusion on the home and its components.

Recommendation

Contact a handyman or DIY project



4: APPLIANCES

		IN	NI	NP
4.1	Dishwasher	X		
4.2	Refrigerator	X		
4.3	Range/Oven/Cooktop	X		
4.4	Garbage Disposal	X		
4.5	Washer / dryer	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Dishwasher: Brand
Whirlpool

Refrigerator: Brand
LG, Unknown

Range/Oven/Cooktop: Range/Oven Energy Source

Electric

Inspection of range/oven is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven. Self-cleaning & convection function isnot inspected

Range/Oven/Cooktop: Range/Oven Brand

Frigidaire

Range/Oven/Cooktop: Exhaust Hood Type

Over Range Microwave, Re-circulate

Garbage Disposal: Garbage Disposal
Installed

For homes on a private onsite wastewater system:

Garbage disposals can be a problem when used in homes on septic systems. You should learn the limitations of your septic system and use the garbage disposal appropriately. Long-term, inappropriate use can cause expensive-to-repair damage to septic systems.

Washer / dryer: Dryer Brand
Maytag

Washer / dryer: Washer Brand
Maytag

Washer / dryer: Dryer Power Source
220 Electric

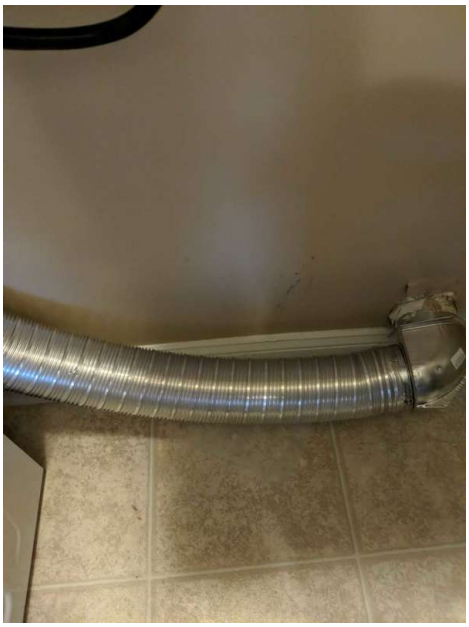


Washer / dryer: **Dryer Vent**

Metal Flex

Vent visual inspection

A dryer vent connection was installed. The dryer vent was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents.



Observations

4.3.1 Range/Oven/Cooktop

DIY / Monitor / Maintenance Item

INOPERABLE HOOD LIGHTS

Range hood lights were inoperable at the time of the inspection. The bulb may be burned out, or there may be a problem with the switch, wiring or light fixture. If after replacing the bulb the light fixture still does not respond, the Inspector recommends service by a qualified contractor.

Recommendation

Contact a qualified professional.

5: PLUMBING

		IN	NI	NP
5.1	Main Water Shut-off Device	X		
5.2	Drain, Waste, & Vent Systems	X		
5.3	Water Supply, Distribution Systems & Fixtures	X		
5.4	Hot Water Systems, Controls, Flues & Vents	X		
5.5	Fuel Storage & Distribution Systems	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Filters and other Components
None

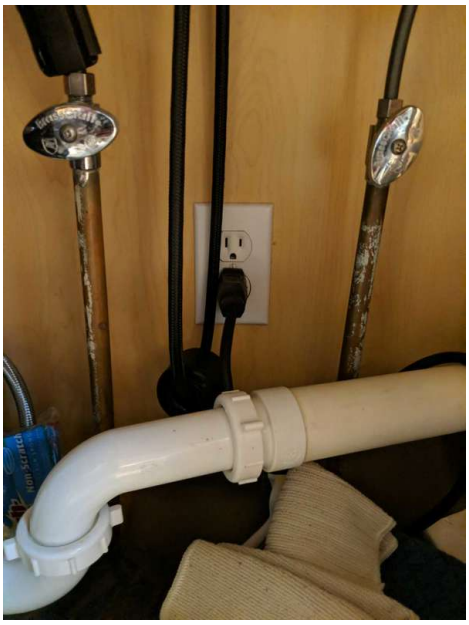
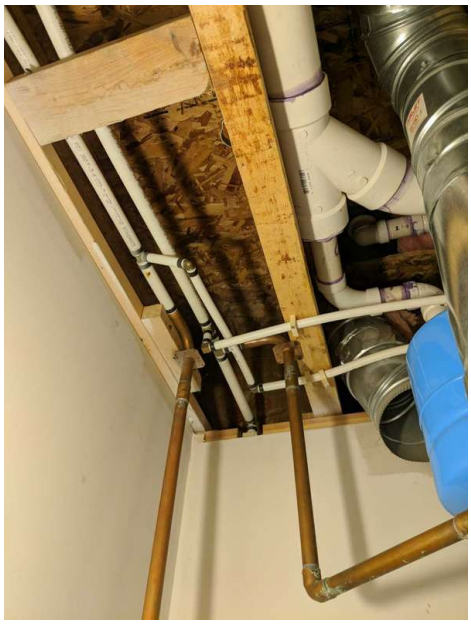
Water Source
Public

Main Water Shut-off Device: Location
Basement, Utility room / closet

Drain, Waste, & Vent Systems:
Sewage system type
Public

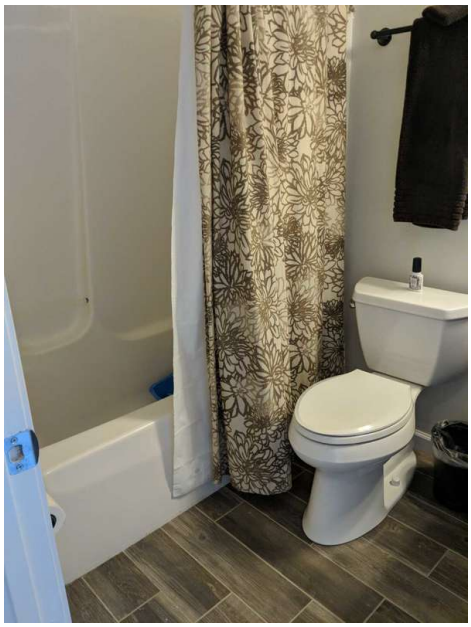
Drain, Waste, & Vent Systems: DWV Material
PVC, Plastic

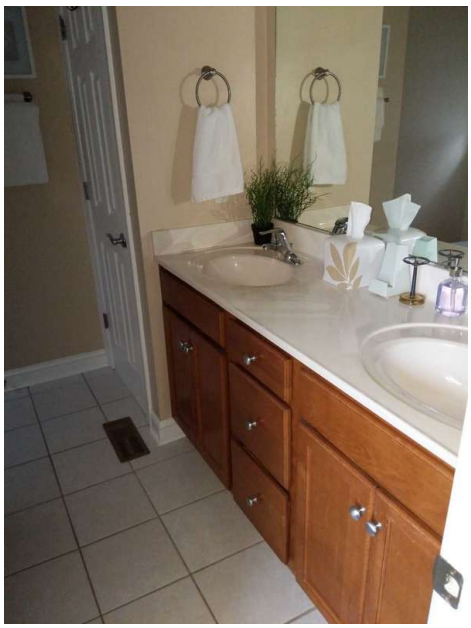
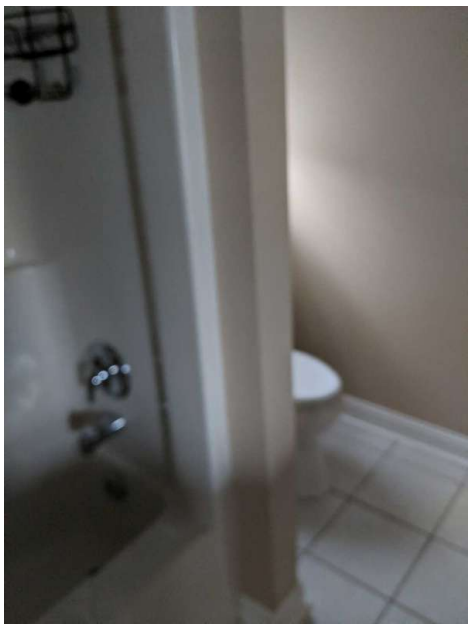
Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper, Pex

Water Supply, Distribution Systems & Fixtures: **Kitchen and Bathroom Fixtures**
Sink, Toilet, Shower, Tub





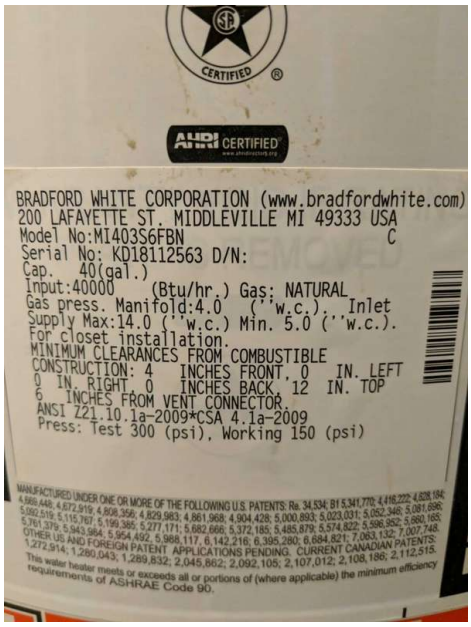



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.



Manufactured 2013

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

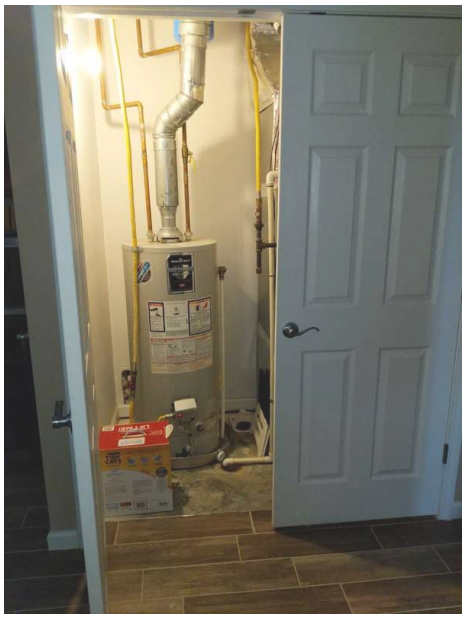
Gas

Hot Water Systems, Controls, Flues & Vents: Capacity

40 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement



Fuel Storage & Distribution Systems: Fuel System

Natural Gas - public utility

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter

Observations

5.3.1 Water Supply, Distribution Systems & Fixtures

Recommend Repair or Replace

FIXTURE - DAMAGED OR MISSING HARDWARE

The sinks in the master bathroom were damaged or in disrepair. The sink on the left and a drain stopper that was inoperable and limited the inspection of that sink. Recommend repairing the mechanism. The sink on the right had cracks in the basin. Although not leaking at the time of the inspection, these cracks may lead to leaking or further damage. Recommend to repair or replace the sink / countertop. The Inspector recommends repair or replacement by a qualified contractor.

Recommendation

Contact a qualified professional.

5.3.2 Water Supply, Distribution Systems & Fixtures

Recommend Repair or Replace

FIXTURE LOOSE

The fixture was loose and needed maintenance. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified professional.

East

Master Bathroom

5.4.1 Hot Water Systems, Controls, Flues & Vents

Recommend Repair or Replace

TPR VALVE - DAMAGED

The easing lever on the TPR valve was broken off or has been removed. Here is a link to a video explaining TPR Valve . Recommend further evaluation from a qualified plumber and repair or replace as needed.

Recommendation

Contact a qualified plumbing contractor.

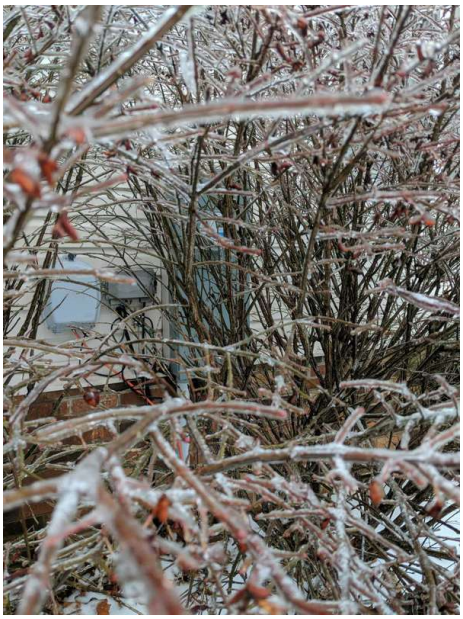
6: ELECTRICAL

		IN	NI	NP
6.1	Service Entrance Conductors	X		
6.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X		
6.3	Branch Wiring Circuits, Breakers & Fuses	X		
6.4	Lighting Fixtures, Switches & Receptacles	X		
6.5	GFCI & AFCI	X		
6.6	Smoke, Carbon Monoxide (CO) Detectors	X		

IN = Inspected NI = Not Inspected NP = Not Present

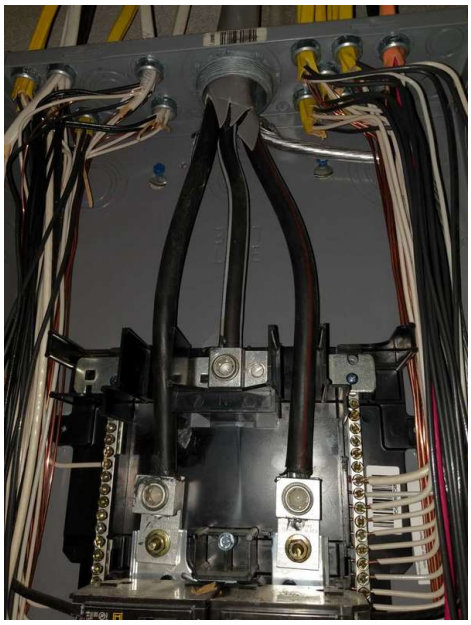
Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 240 Volts



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement, Utility Room / Closet

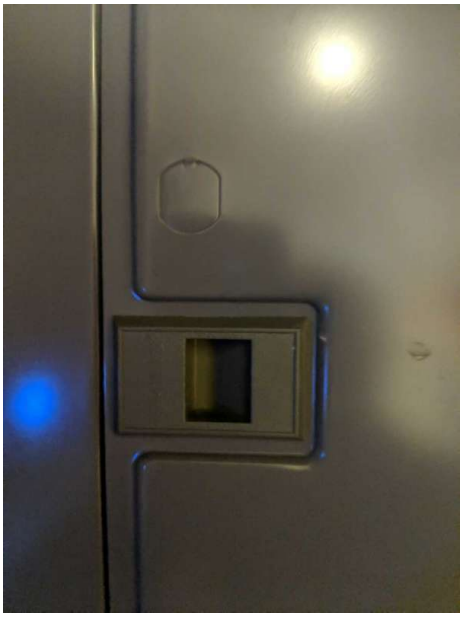
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

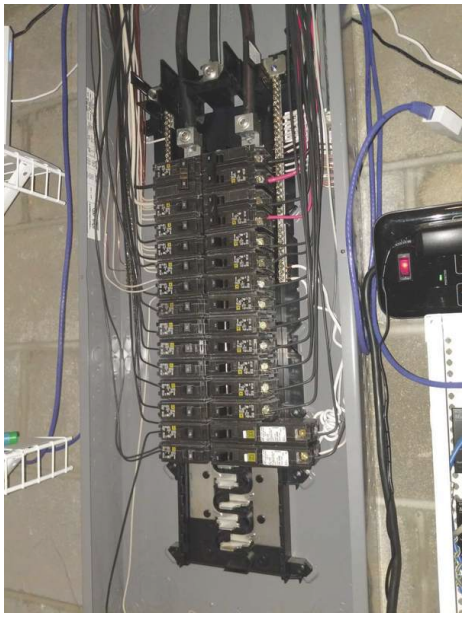


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None present

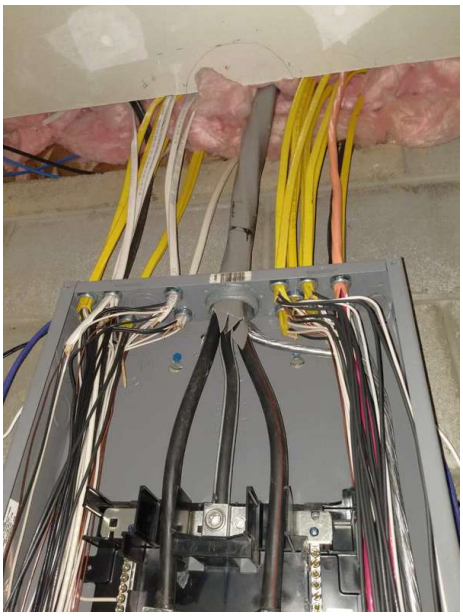




Branch Wiring Circuits, Breakers & Fuses: Branch Wiring
Copper

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

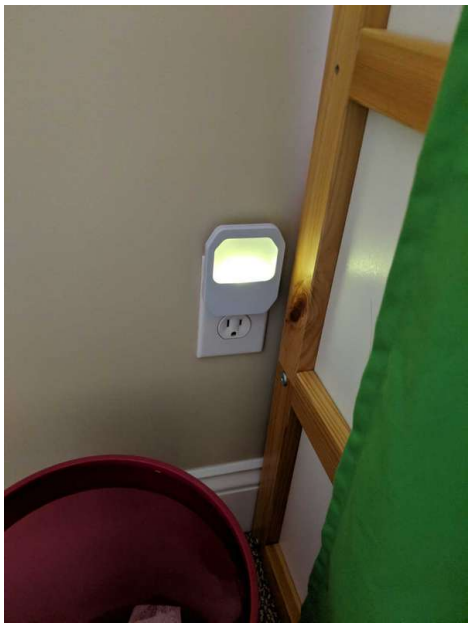


Lighting Fixtures, Switches & Receptacles: Doorbell
Doorbell

Lighting Fixtures, Switches & Receptacles: Lighting Fixtures and Ceiling Fans




Lighting Fixtures, Switches & Receptacles: Receptacles

Lighting Fixtures, Switches & Receptacles: Switches

Disclaimer

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Switches sometimes are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceeds the Standards of Practice and are not included in a typical General Home Inspection price structure. Functionality of all switches in the home may not be confirmed by the inspector.

GFCI & AFCI: AFCI

At Main Panel

AFCI

GFCI & AFCI: GFCI

At Receptacle


Smoke, Carbon Monoxide (CO) Detectors: **CO Detectors**

Battery

Since CO is colorless, tasteless and odorless (unlike smoke from a fire), detection and prevention of carbon monoxide poisoning in a home environment is impossible without a warning device. In North America, some state, provincial and municipal governments require installation of CO detectors in new units - among them, the U.S. states of Illinois, Massachusetts, Minnesota, New Jersey, and Vermont, the Canadian province of Ontario, and New York City.

According to the 2005 edition of the carbon monoxide guidelines, NFPA 720, published by the National Fire Protection Association, sections 5.1.1.1 and 5.1.1.2, all CO detectors 'shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms,' and each detector 'shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit.'

In additon:

- CO alarms should not be installed directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up, creating false alarms.

- A detector should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas such as bathrooms.

- Installation locations vary by manufacturer. Manufacturers' recommendations differ to a certain degree based on research conducted with each one's specific detector. Inspectors will typically have no way of knowing the Manufacturers' recommendations and should limit comments to the (educated) obvious.

Smoke, Carbon Monoxide (CO) Detectors: **Smoke Detectors**

Hard Wired

Generally-accepted current safety standards recommend smoke detectors be installed in the following locations:

- In the immediate vicinity of the bedrooms

- In all bedrooms

- In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.

- In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof.

- Any smoke detector located within 20 feet of a kitchen or bedroom containing a tub or shower must be a photoelectric type.

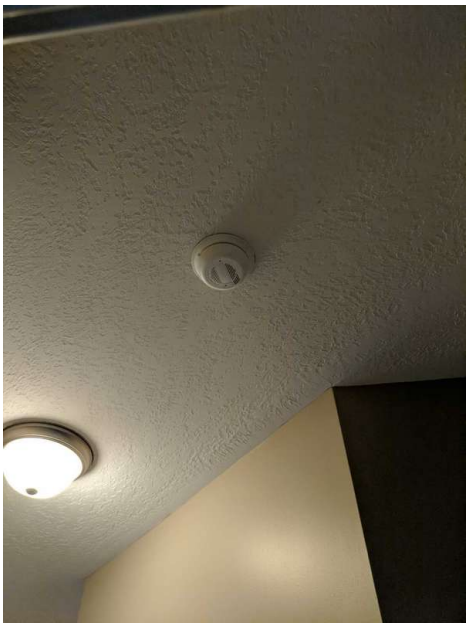
The 1996 edition of the National Fire Protection Association (NFPA) 72 gives further guidance on the placement of smoke detectors, when required. Here are some examples from Chapter 2 of NFPA 72:

- Smoke detectors in a bedroom with a ceiling sloped greater than one foot in eight feet horizontally should be located on the high side of the ceiling.

- Smoke detectors should not be located within three (3) feet of a door to a bedroom containing a tub or a shower or the supply registers of a forced air HVAC system.

- Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling.

All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

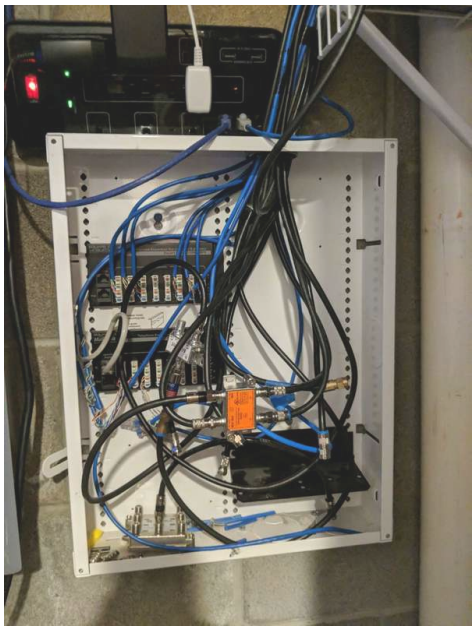


Limitations

General

LOW VOLTAGE SYSTEM

This home has a low voltage system. These systems include things such as phone, communication, TV and entertainment, computer and networking, alarms and more. Inspection of a low voltage system is beyond the scope of a home inspection. Recommend communicating with the home owner to learn more about this system.



Observations

6.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

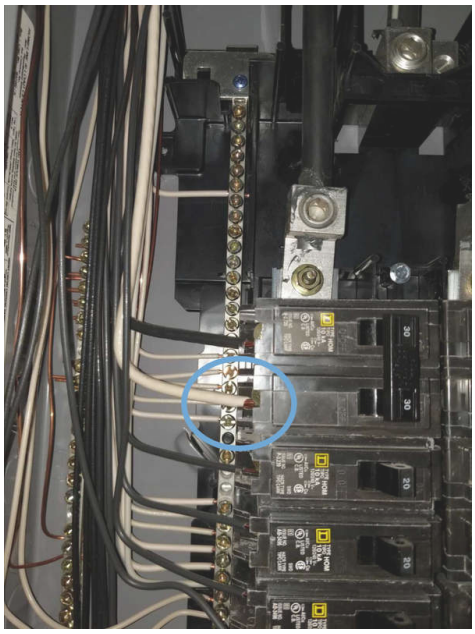
DIY / Monitor / Maintenance Item

NEUTRAL WIRES NOT MARKED AS HOT

One or more white, neutral wires is being used as a hot wire. This is common practice in some instances such as a 240v connection. Inspector recommends that neutral wires being used as hot wires to be marked accordingly. All work should be completed by a qualified professional.

Recommendation

Contact a qualified electrical contractor.



6.5.1 GFCI & AFCI

Immediate Attention / Safety Hazard

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all locations.

For safety reasons, the Inspector recommends that receptacles located within 6 feet of a plumbing fixture or located on the exterior of the home to be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards.

This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.

2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.

3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

Adding equipment grounding and a service grounding system will also increase home safety.

Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

Exterior

7: HVAC

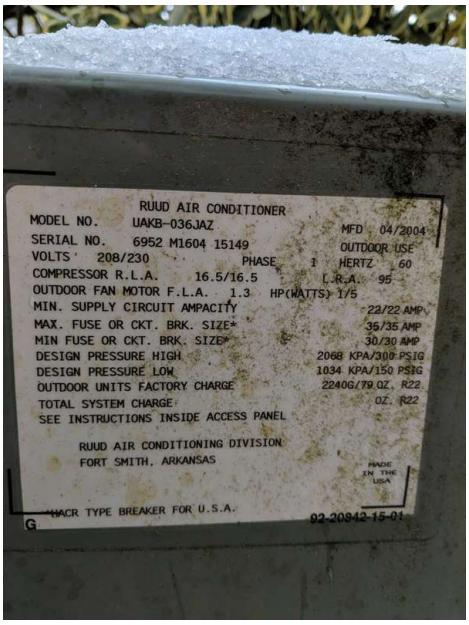
		IN	NI	NP
7.1	Equipment	X		
7.2	Normal Operating Controls	X		
7.3	Distribution Systems	X		
7.4	Vents, Flues & Chimneys	X		
7.5	Fireplace / Stove	X		

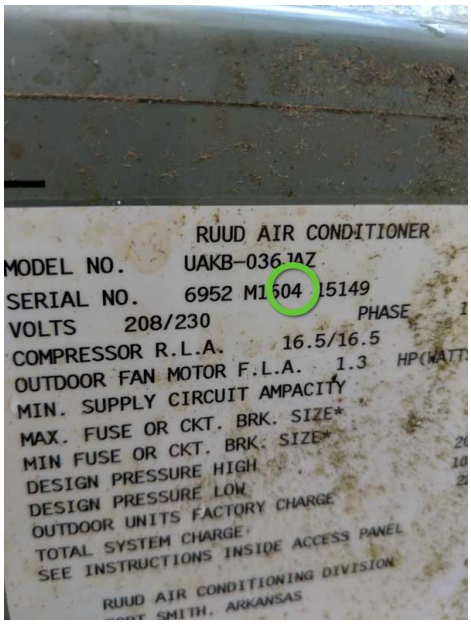
IN = Inspected NI = Not Inspected NP = Not Present

Information

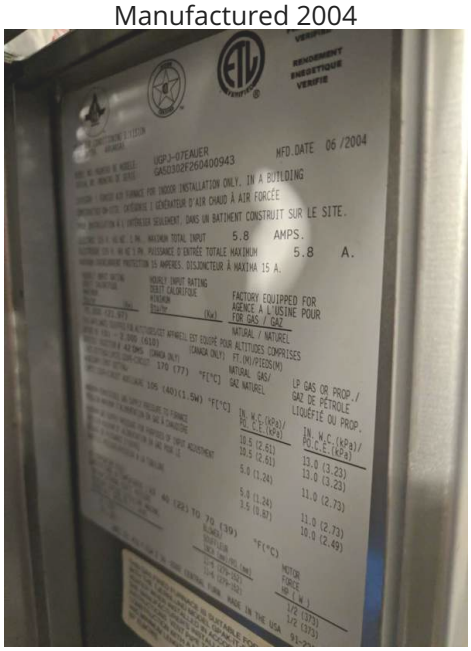
Equipment: **Brand**

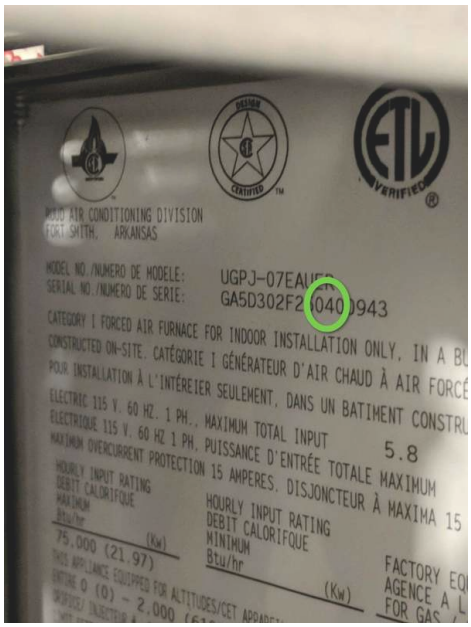
Ruud





Manufactured 2004





Manufactured 2004

Equipment: AC Type
Central Air Conditioner

Equipment: Heat Type
Gas-Fired Heat

Equipment: Energy Source
Natural Gas

Equipment: **Temperature Differential**

25 Degrees Fahrenheit

This is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 14-24 degrees when operating the system during hot weather, lower when ambient temperatures are lower. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.

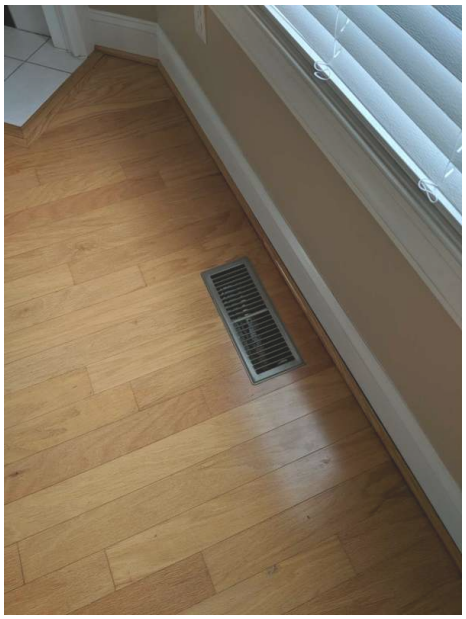
Normal Operating Controls: **Thermostat Location**

Living Room

Distribution Systems: **Ductwork - Distribution**

Insulated

Distribution Systems: **Vents**



Distribution Systems: **Return Air**

Distribution Systems: Filter Advice

Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season.

Vents, Flues & Chimneys: Vents


Fireplace / Stove: Type

Fireplace, Natural Gas

Full inspection of wood- burning and gas-burning fireplaces and stoves lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace/stove and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace/stove inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at http://www.csia.org/search.html

Limitations

General

DISCLAIMER - COOLING SYSTEM

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

General

DISCLAIMER - HEAT EXCHANGER

The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. The Inspector recommends that you have it certified by a qualified HVAC contractor.

Equipment

LOW TEMPERATURE

The outdoor air temperature was below 60 degrees Fahrenheit during the inspection. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

Observations

7.1.1 Equipment

DIY / Monitor / Maintenance Item

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend replacing.

Recommendation

Contact a handyman or DIY project

7.1.2 Equipment

DIY / Monitor / Maintenance Item

VEGETATION TOO CLOSE

Vegetation was too close to the compressor, which can limit heat dissipation and limit effectiveness. Recommend cutting back vegetation to avoid overheating compressor.

Recommendation

Contact a handyman or DIY project

7.1.3 Equipment

DIY / Monitor / Maintenance Item

SERVICE, CLEAN, AND CERTIFY

The last service date of this system appears to be more than one year ago, or the inspector was unable to determine the last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, service and certify this system, and make repairs if necessary. This servicing should be performed annually in the future.

Here is a resource on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

8: DOORS, WINDOWS & INTERIOR

		IN	NI	NP
8.1	Interior Doors	X		
8.2	Exterior Doors	X		
8.3	Windows	X		
8.4	Floors / Walls / Ceilings	X		
8.5	Steps, Stairways & Railings	X		
8.6	Countertops & Cabinets	X		

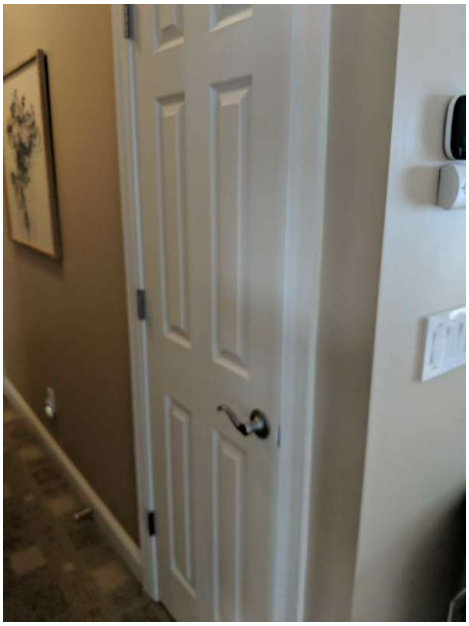
IN = Inspected NI = Not Inspected NP = Not Present

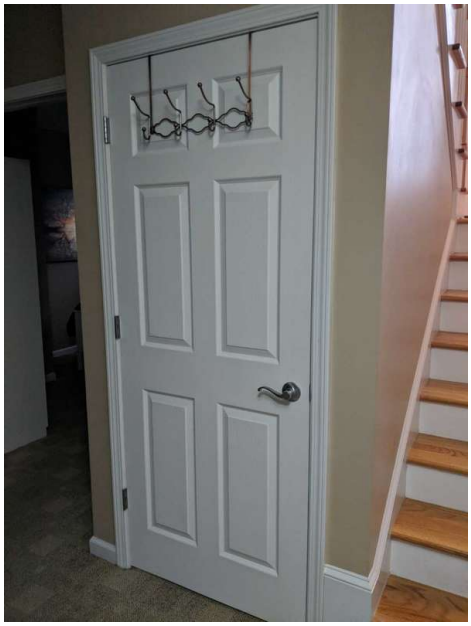
Information

Disclaimer - Ancillary Inspections

Inspection of the home interior does not include testing for radon, mold, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection.

Interior Doors: Doors





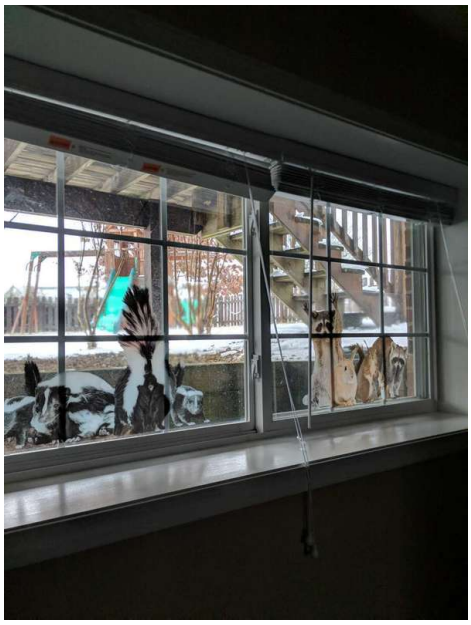
Exterior Doors: Exterior Door

Steel, Sliding Glass

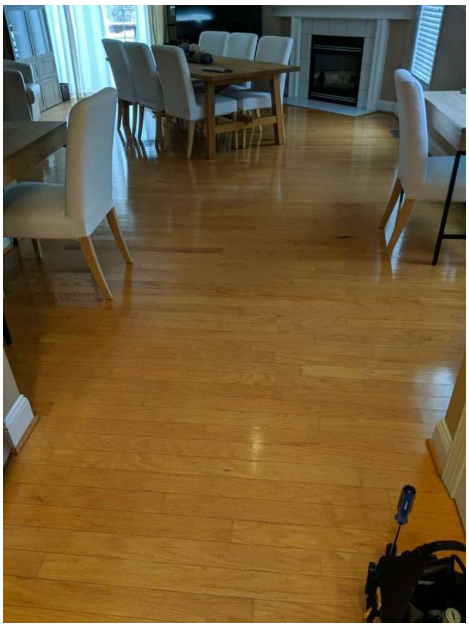
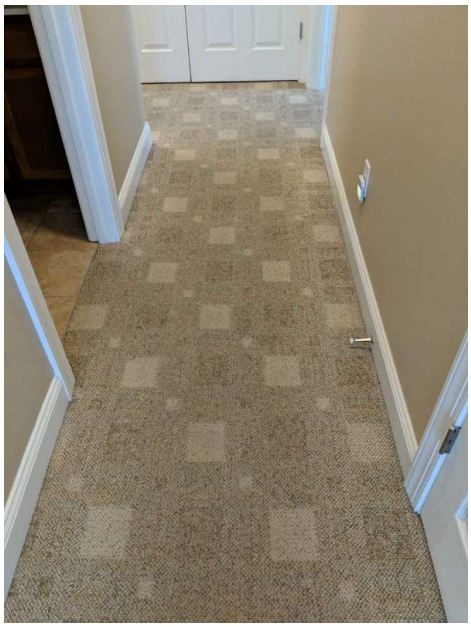
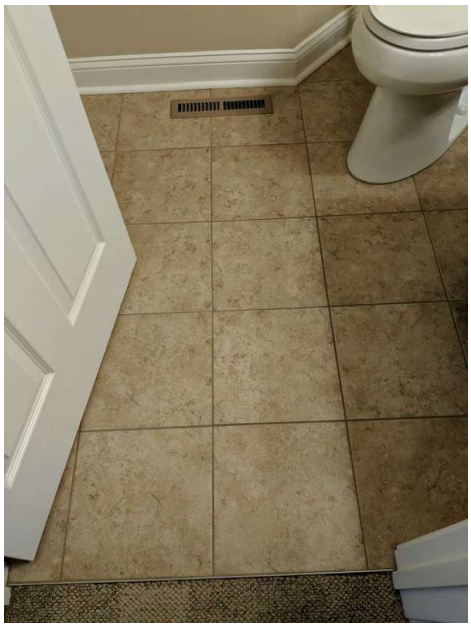

Windows: Window Type

Double-hung, Casement, Sliders



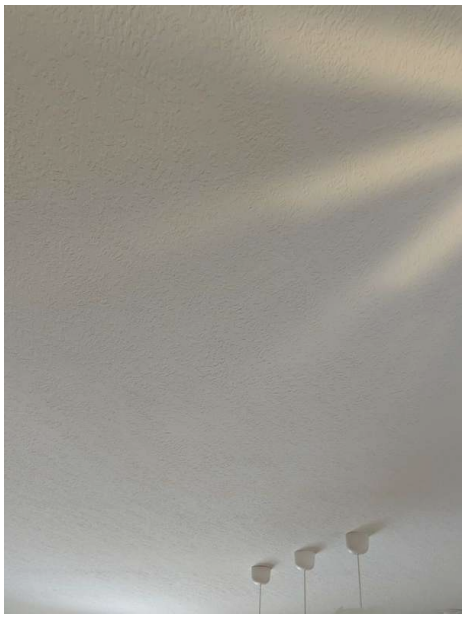


Floors / Walls / Ceilings: **Floor Coverings**
Carpet, Hardwood, Linoleum, Tile

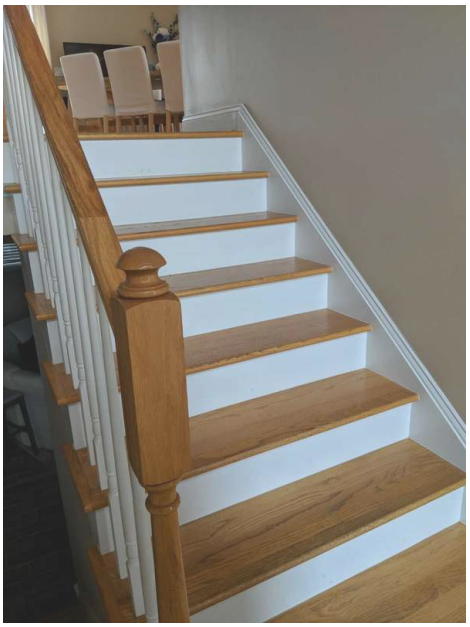




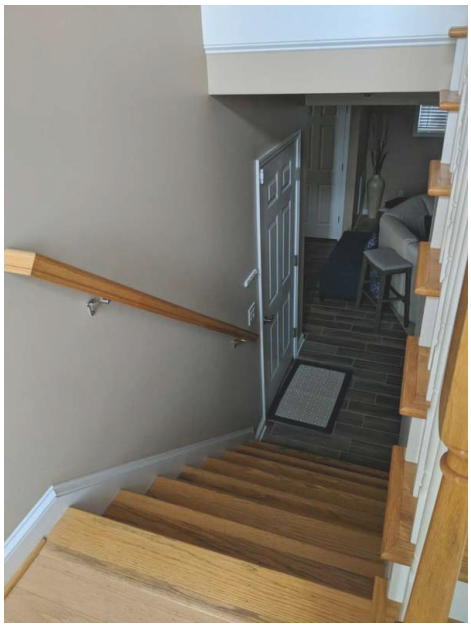
Floors / Walls / Walls: Wall Material
Drywall

Floors / Walls / Ceilings: Ceiling Material
Textured

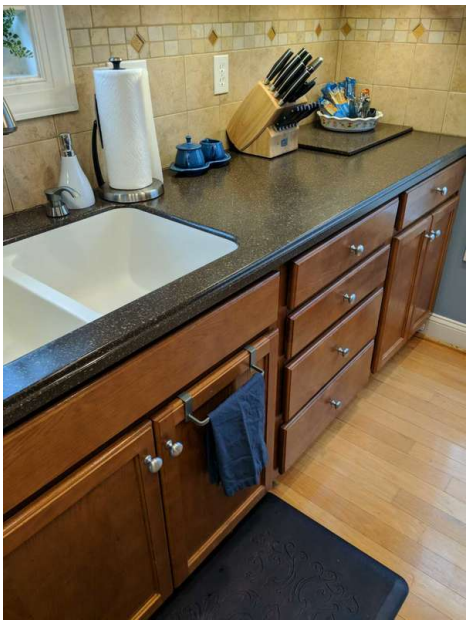


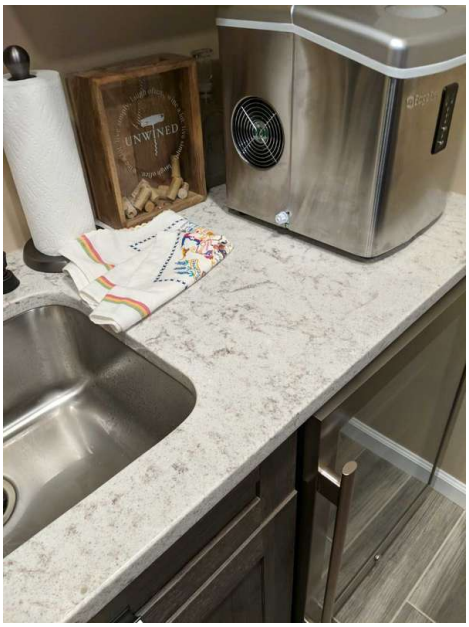
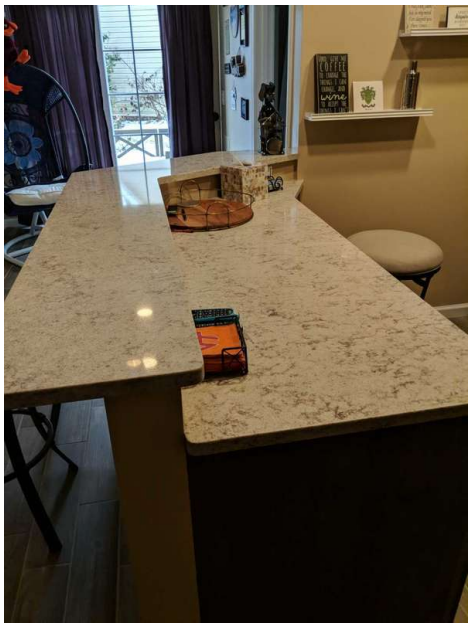
Steps, Stairways & Railings: Stairs and Railing





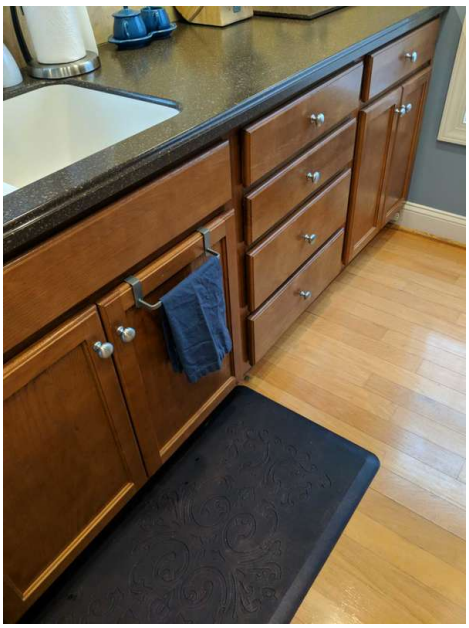
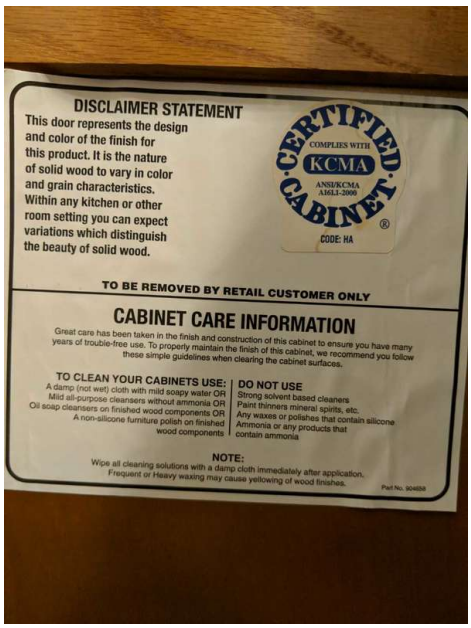
Countertops & Cabinets: Countertop Material
Porcelain, Quartz, Solid Surface, Unknown

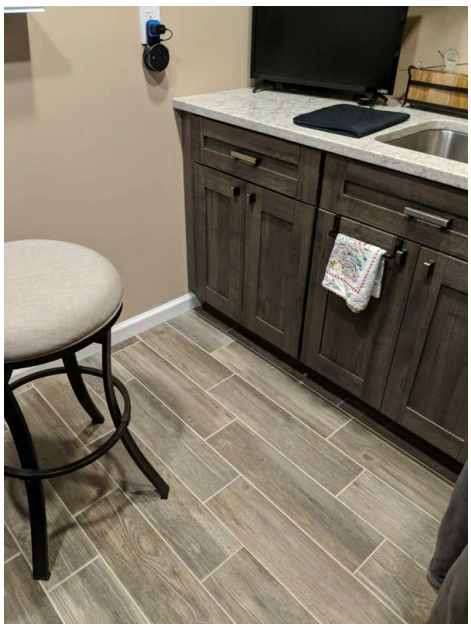


Countertops & Cabinets: Cabinetry

Wood



Observations

8.4.1 Floors / Walls / Ceilings

DIY / Monitor / Maintenance Item

MINOR CRACKS

Minor cracks were observed in several place throughout the home, especially in areas where the wall meets the ceiling. Appeared to be the result of long-term settling. Some settling is not unusual in a home. Client may wish to patch and paint for aesthetic purposes. Recommend monitoring for future movement. If movement continues, recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.

Master Bedroom

Master Bathroom

8.4.2 Floors / Walls / Ceilings

Recommend Repair or Replace

NAIL POPS

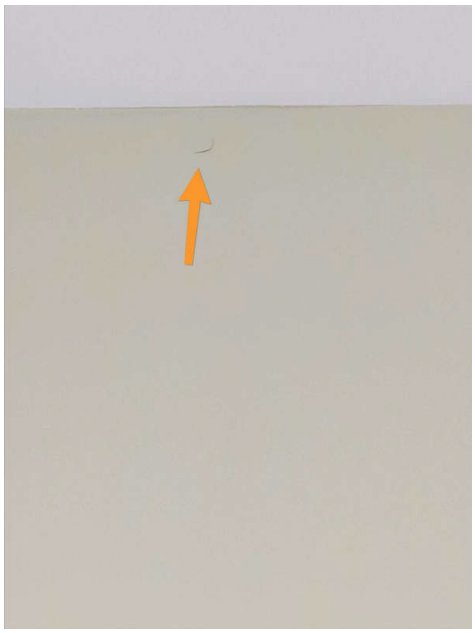
Protruding nail heads visible in several locations throughout the home . Protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.

Recommendation

Contact a qualified drywall contractor.

1st Floor Bathroom

Laundry Room Closet



Master Bedroom

8.4.3 Floors / Walls / Ceilings

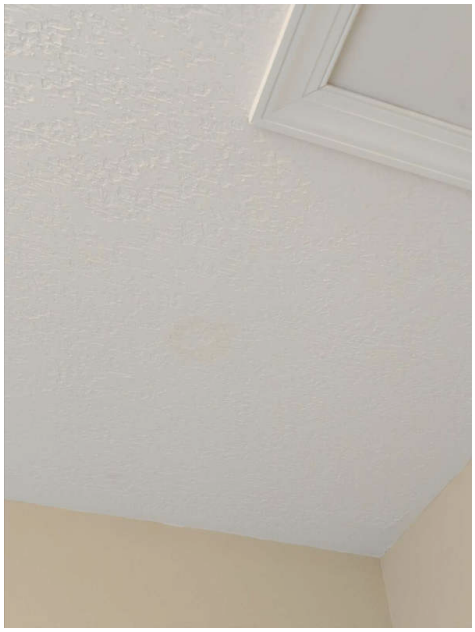
DIY / Monitor / Maintenance Item

WATER STAIN - DRY

Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Recommend asking the property owner(s) about this, and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.

Recommendation

Recommend monitoring.



8.6.1 Countertops & Cabinets

DIY / Monitor / Maintenance Item

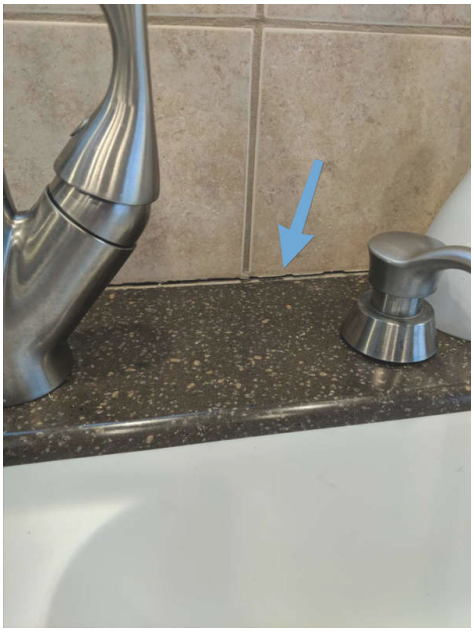
POOR/MISSING CAULK

Countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

Here is a helpful DIY video on caulking gaps.

Recommendation

Contact a handyman or DIY project



Kitchen

Master Bathroom

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP
9.1	General	X		
9.2	Attic Insulation	X		
9.3	Ventilation	X		
9.4	Exhaust Systems	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

General: Attic Access Location
Ceiling Hatch

Attic Insulation: Insulation Type
Batt, Loose-fill, Unknown

Attic Insulation: Approximate Average Insulation Depth
9 inches

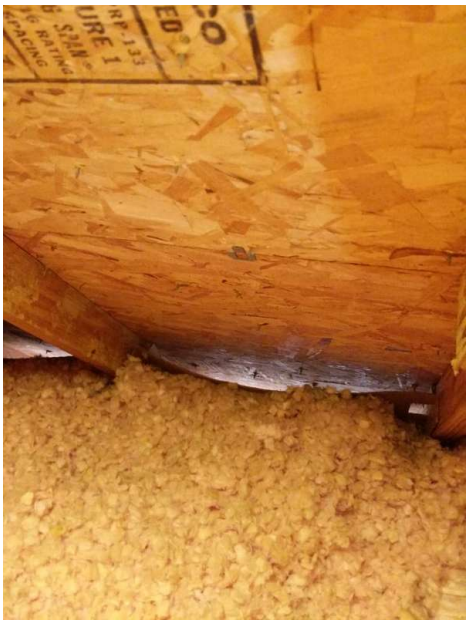
Right click and "Open image in new tab" for better view.

	Insulation R-values					
Insulation Type	11	13	19	22	30	38
Batts/Blankets	Inches					
Fiberglass	3 ½ "	4"	6"	7"	9 ½ "	12"
Rock wool	3"	4"	5 ½ "	6"	8 ½ "	11"
Loose-fill						
Fiberglass	5"	5 ½ "	8 ½ "	10"	13 ½ "	17"
Rock wool	4"	4 ½ "	6 ½ "	8"	10 ½ "	13"
Cellulose	3"	3 ½ "	5 ½ "	6"	8 ½ "	11"
Vermiculite	5"	6"	9"	10"	14"	18"
Rigid board						
Polystyrene (extruded)	3"	3 ½ "	5 "	5 ½ "	7 ½ "	9 ½ "
Polystyrene (bead board)	3"	3 ½ "	5 ½ "	6"	8 ½ "	10 ½ "
Urethane	2"	2"	3 "	3 ½ "	5 "	6"
Fiberglass	3"	3 ½ "	5"	5 ½ "	7 ½ "	9 ½ "

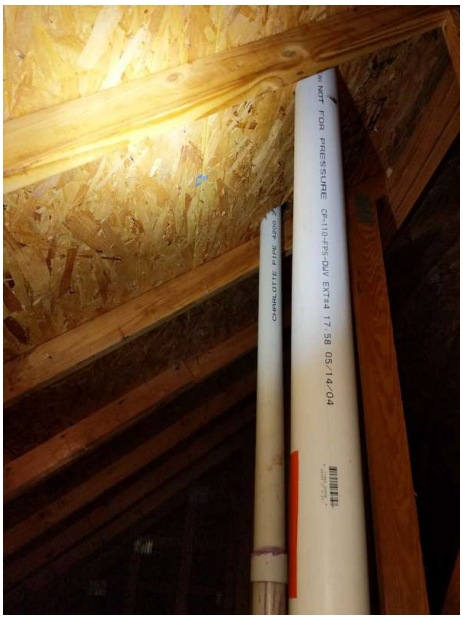
Ventilation: Ventilation Type

Gable Vents, Ridge Vents, Soffit Vents

Inspection of attic venting was limited due to snow and ice on the roof and no walk way in the attic. Inspector observed what appeared to be ridge venting when inspecting the roof from the ground with binoculars. While inspecting the attic, it was difficult to see this feature but it appeared that the gap for proper venting on a ridge vent system was inadequate. There were no signs of elevated moisture in the attic. Client should monitor the attic throughout the seasons and during times of high humidity.



Exhaust Systems: **Exhaust Fans**
Through Attic Venting



Limitations

General

NO WALKWAY

Many of the components of the attic could not be fully inspected because there was no walkway was provided in the attic. Persons entering the attic must walk on ceiling or roof framing members which are often hidden from view beneath insulation. This activity can be difficult and/or hazardous. The ceiling-covering material (drywall or plaster) will usually not support the weight of a person.

10: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP
10.1	Foundation	X	X	
10.2	Basements & Crawlspaces	X		
10.3	Vapor Retarders (Crawlspace or Basement)			X
10.4	Floor Structure	X	X	
10.5	Wall Structure	X	X	

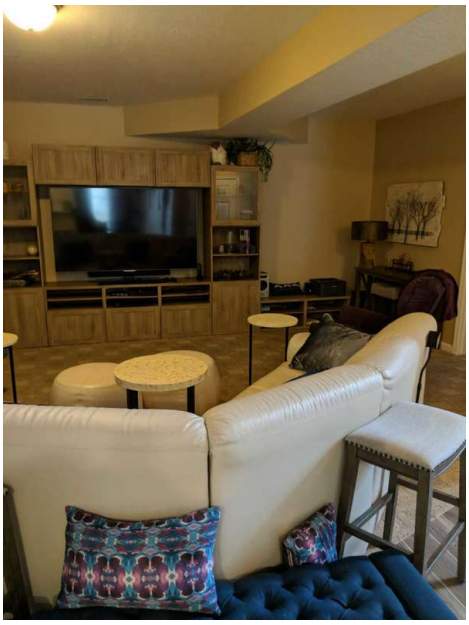
IN = Inspected NI = Not Inspected NP = Not Present

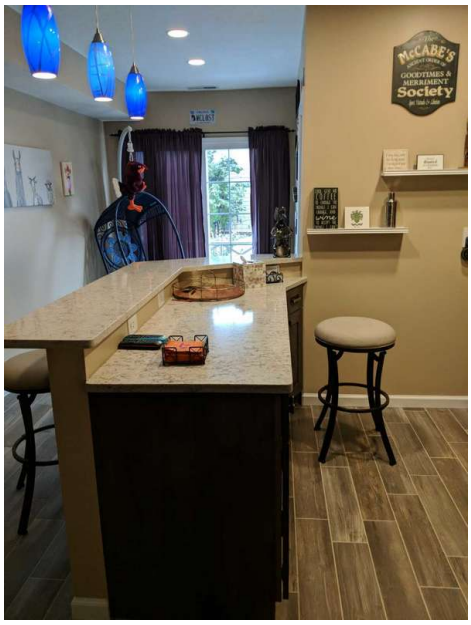
Information

Inspection Method

Finished Basement

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This typically includes the foundation, exterior walls, floor structures and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

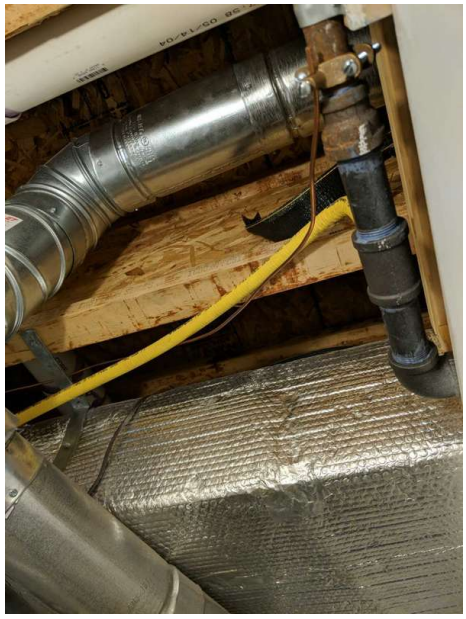




Foundation: **Material**
Masonry Block

Basements & Crawlspaces: **Basement**

Floor Structure: **Material - House Flooring Support System**
Engineered Floor Trusses

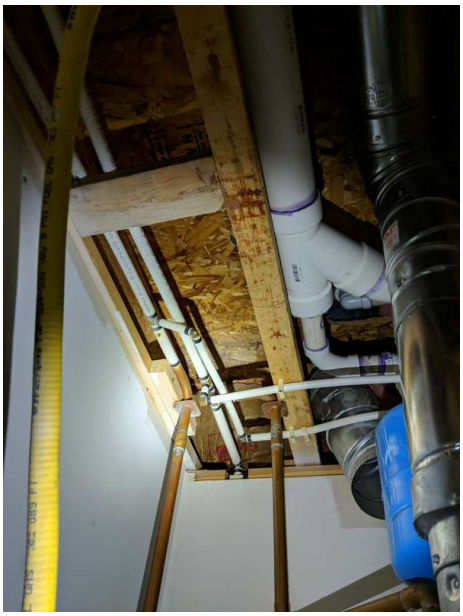


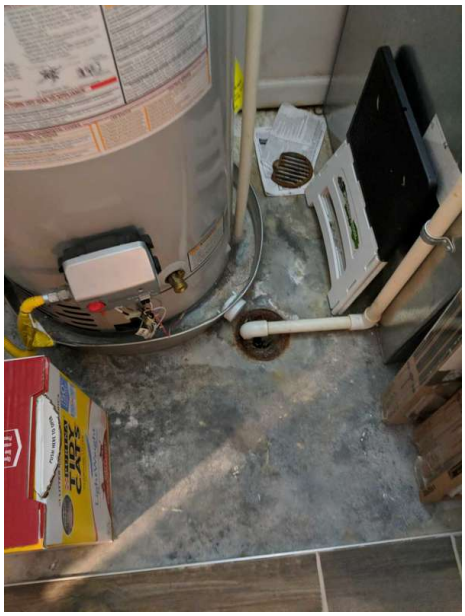
Floor Structure: **Sub-floor**
OSB

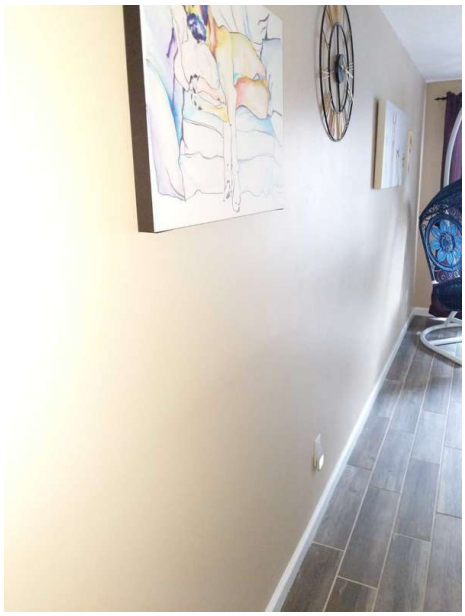
Floor Structure: **Basement/Crawlspace Floor**
Concrete

Floor Structure: **Flooring Insulation**
None

Wall Structure: **Wall Structure**







Limitations

General

FINISHED BASEMENT

This house has a basement that is finished. Many of the components of the house could not be inspected due to being hidden behind walls, ceilings, and finished flooring.

Observations

10.1.1 Foundation

DIY / Monitor / Maintenance Item

FOUNDATION CRACKS - MINOR

Minor cracking was noted on the foundation walls. This is sometimes common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement. Also recommend further evaluation by a qualified contractor.

Here is an informational article on foundation cracks.

Recommendation

Contact a qualified structural engineer.

10.2.1 Basements & Crawlspaces

Recommend Repair or Replace

EFFLORESCENCE

Efflorescence noted on the basement foundation wall surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.

Recommendation

Contact a qualified professional.

Basement Bedroom Closet

10.5.1 Wall Structure

Recommend Repair or Replace

WATER INTRUSION

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. It appeared that the home owner has made recent attempts to address this situation. This area was inspected using a moisture meter and elevated levels of moisture were found at this location. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation

Contact a qualified professional.

Northeast Basement

11: GARAGE / CARPORT

		IN	NI	NP
11.1	Ceiling	X		
11.2	Floor	X		
11.3	Walls & Firewalls	X		
11.4	Garage Door	X		
11.5	Garage Door Opener	X		
11.6	Occupant Door	X		

IN = Inspected NI = Not Inspected NP = Not Present

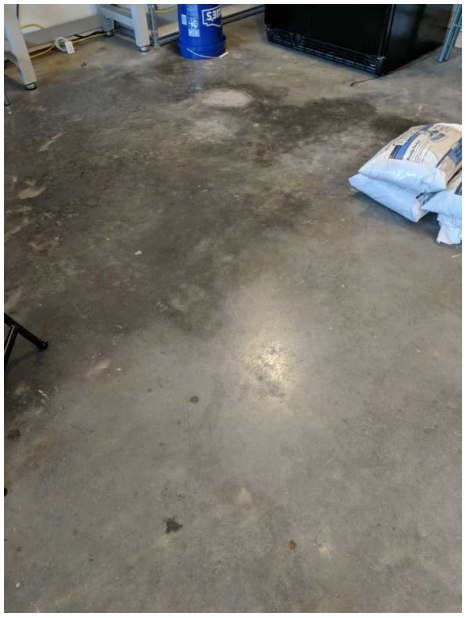
Information

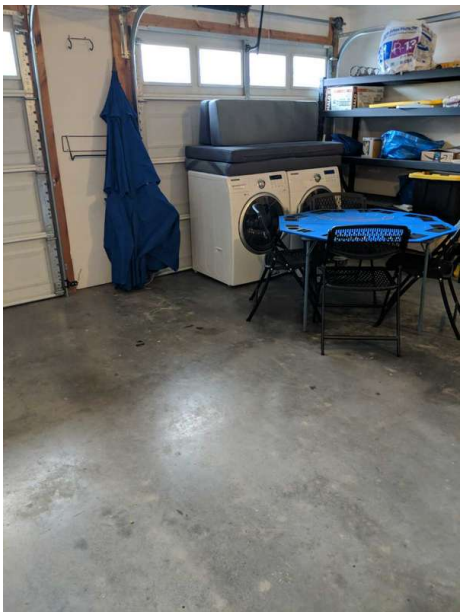
Garage / Carport

Garage

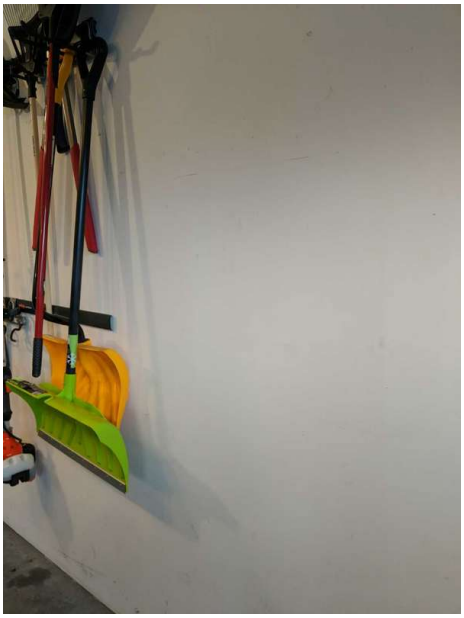
Ceiling: Ceiling

Floor: Floor



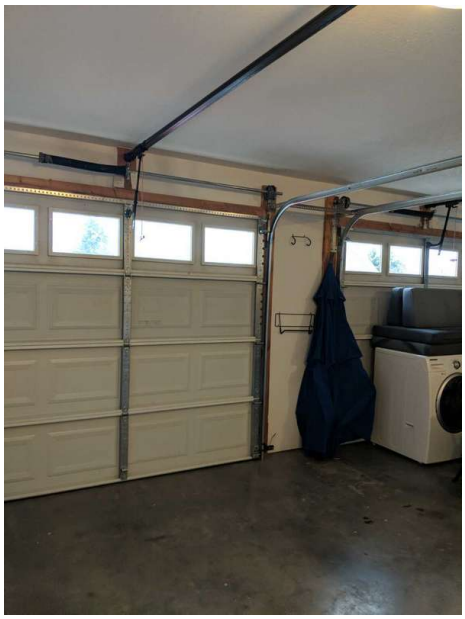


Walls & Firewalls: Walls



Garage Door: Material

Metal, Non-insulated



Garage Door: Type

Automatic

Garage Door Opener: Garage Door Opener

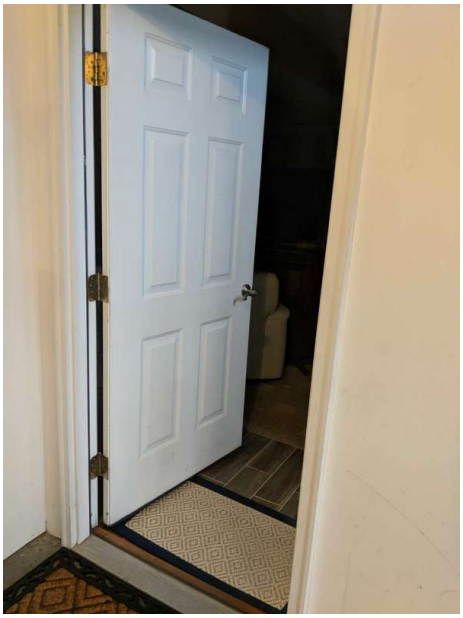
Automatic Opener

Disclaimer

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

Occupant Door: **Garage access door to home**

This access door to the garage leads into the home.



Limitations

General

ACCESS BLOCKED

One or more of the Garage components could not be inspected due to occupants belongings.