



Home Inspections

RED CARPET HOME INSPECTIONS

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RED CARPET HOME INSPECTIONS - SFH/TH/DUPLEX

1234 Main St.
Haymarket VA 20169

Buyer Name
02/24/2019 9:00AM



Inspector

Aaron Bogans

InterNACHI Certified Professional
Inspector VA License #3380001338

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Agent

Agent Name

555-555-5555

agent@spectora.com

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Thank you for allowing Red Carpet Home Inspections to be part of your real estate transaction. We appreciate the opportunity to be of service to you. This inspection report conforms to the Standards of Practice of the International National Association of Certified Home Inspectors(InterNACHI). The scope of this inspection is to report the general condition of the portions of the major components of the property and to inform the client of major visible deficiencies as they exist on the date of the inspection. The inspection report is not a code compliance review or permit verification. Please refer to the Inspection Agreement for complete information about the scope and limitations of this report. It is the goal of the inspection to put a home buyer in a better position to make buying decision. The inspection report is based on a visual inspection of the property identified below. The inspection report is for your use only. It is not transferable or assignable. No other party is entitled to rely on this report. The components not described in this reports were not located, not inspected, or they are not present in this particular property. The scope of this inspection does not include environmental concerns such a lead paint, mold, radon in the air, radon in the water, asbestos, air quality etc. You are encouraged to contract additional inspections for these concerns. Please refer to the Inspection Agreement for a full explanation of the scope of this inspection. Red Carpet may use Infrared imaging technology (IR) while performing your inspection.

SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

-  2.1.1 Grounds - Walkways & Driveways: Driveway Cracking - Minor
-  2.2.1 Grounds - Vegetation, Grading: Tree Overhang
-  2.2.2 Grounds - Vegetation, Grading: Thick concentration of vegetation near the home
-  2.2.3 Grounds - Vegetation, Grading: Potential for WDI infestation
-  2.2.4 Grounds - Vegetation, Grading: Vegetation Near Home
-  2.3.1 Grounds - Decks, Patio, Balconies, Porches & Steps: Deck - Rotted Boards
-  3.1.1 Attic and Roof Structure - General: Attic Access Entrance
-  3.3.1 Attic and Roof Structure - Roof Structures: Rafters broken, cut or notched out
-  3.3.2 Attic and Roof Structure - Roof Structures: Plank Boards Broken
-  3.4.1 Attic and Roof Structure - Ventilation: Vent pipe into attic
-  4.4.1 Roof - Roof Drainage Systems: Debris
-  4.4.2 Roof - Roof Drainage Systems: Downspouts Drain Near Step/Walkway
-  4.4.3 Roof - Roof Drainage Systems: Downspout Extensions Missing
-  5.2.1 House Exterior and Foundation - Siding & Trim: Power wash needed
-  5.4.1 House Exterior and Foundation - Exterior Water Source: Siphon Valves Needed
-  6.1.1 Basement - Finished - General: Damaged Floor Joist
-  6.5.1 Basement - Finished - Windows: Window is not an Egress Window
-  6.7.1 Basement - Finished - Sump Pump: Battery Backup for Sump Pump
-  7.4.1 HVAC, Main Water, Water Heater - Hot Water Systems: No Drip Pan
-  7.4.2 HVAC, Main Water, Water Heater - Hot Water Systems: TPR Valve
-  9.1.1 Chimney, Fireplace - General: Chimney Flue Cracked
-  10.7.1 Kitchen - Range/Oven/Cooktop: Range Not Fastened
-  13.2.1 Dining Room - Floors: Floor Slopes
-  14.4.1 Laundry Room - Windows: Window is not an Egress Window
-  14.7.1 Laundry Room - Washer/Dryer: No Catch Pan
-  15.3.1 Misc. Interior - Steps, Stairways & Railings: Loose Railing
-  16.4.1 Master Bedroom - Doors: Door Knob and Latch Alignment
-  16.5.1 Master Bedroom - Windows: Egress Window - Exit

- ⊖ 18.3.1 Bedroom 2 - Doors: Door Doesn't Latch
- ⊖ 19.2.1 Bathroom 1 - Plumbing & Fixtures: Diverter Not Working Properly
- ⊖ 20.2.1 Bathroom 2 - Plumbing & Fixtures: Sink - Drain Stop Not Connected/Missing

1: INSPECTION DETAILS

Information

General: Temperature (approximate)

46 Fahrenheit (F)

General: Weather Conditions

Clear, Dry

General: In Attendance

Client

General: Overview

Inspection Overview

Thank You for choosing Red Carpet Home Inspections to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objection information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. Red Carpet Home Inspections endeavors to perform all inspections in substantial compliance with InterNACHI's Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of useful service life is reported, and recommendations for correction or monitoring are made as appropriate. This report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing. This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted, and may not be used in whole or in part without Red Carpet Home Inspections express written permission. Again, thanks very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email.

Sincerely,

Aaron Bogans Manager/Certified & Licensed Professional Inspector

Red Carpet Home Inspections

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General: Type of Building

Single Family



General: Occupancy

Furnished, Occupied

For furnished homes, access to some items such as electrical outlets, windows, wall/floor surfaces and cabinet interiors can be restricted by furniture and/or personal belongings. These items are limitations of the inspection and these items may be concealed defects.

Limitations

General

GENERAL DISCLAIMERS

Interiors: Hairline cracks are not unusual on interior walls and ceiling surfaces, due to minor shrinkage and settlement. Fog or condensation between insulated glass panes is an indication of broken thermal seal. Due to the nature of the defect this situation may not always be detected. Inspector cannot predict the lifespan of the thermal seals. This inspection only reports structural or mechanical defects. Cosmetic blemishes on floors, floor coverings, walls, doors, cabinets, and trims are not reported.

Bathrooms: Hairline cracks are not unusual on interior wall and ceiling surfaces, due to minor shrinkage and settlement. Small cracks in grouting of floor and wall tiles are commonly due to normal shrinkage. Re-grouting of these cracks is a maintenance responsibility of the home owner during the life of the home. Lack of maintenance will cause water penetration, lifting of tiles and deterioration of flooring, plaster, drywall and structural members around tubs and showers. Subfloor, sheetrock or plaster behind tile is not accessible. The inspection is not able to evaluate condition of the underlying surfaces and structures (walls, subfloor, etc.). Destructive probing may discover further damage or deficiencies. Termination of fan ducts may not be able to be determined. If a visible issue exists it will be noted in this report. This inspection only reports structural or mechanical defects. Cosmetic blemishes on floors, floor coverings, walls, ceiling, and cabinets are not reported.

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection. Per InterNACHI SOP's, only a representative sample or readily accessible items will be checked. This includes but is not limited to electrical outlets, windows, doors, lighting, walls, floors or any other item or component that is part of the structure.

General

LEAD PAINT DISCLAIMER

Due to the age of the house, lead based paint could be present throughout the home. Buyer should ask seller if Lead based abatement has been done.

Lead-based paint was banned from residential use in 1978.

In 1978, the U.S. Consumer Products Safety Commission banned the sale of lead-based paint for residential use. In practice, this means that homes built in 1978 could still have used lead-based paint because existing supplies of paint containing lead would still have been available.

This is why the year of construction is such an important consideration.

Because this home was built before 1978, there is a good chance it has lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint as a potential health hazard, but some states banned it even earlier. Lead from paint, including lead-contaminated dust, is one of the most common causes of lead poisoning. Lead can be found in dust around the perimeter of the home exterior. It is a greater risk to young children than adults. You may wish to have the home inspected, or assessed for risk. Inspection: An inspection is a surface-by-surface investigation to determine whether there is lead-based paint in a home or child-occupied facility, and where it is located. Inspections can be legally performed only by certified inspectors or risk assessors. Leadbased paint inspections determine the presence of lead-based paint. It is particularly helpful in determining whether lead-based paint is present prior to purchasing or renovating a home, and identifying potential sources of lead exposure at any time. Risk Assessment A risk assessment is an on-site investigation to determine the presence, type, severity, and location of lead-based paint hazards (including lead hazards in paint, dust, and soil) and provides suggested ways to control them. Risk assessments can be legally performed only by certified risk Red Carpet Home Inspections, LLC. Interior assessors. Lead-based paint risk assessments are particularly helpful in determining sources of current exposure and in designing possible solutions

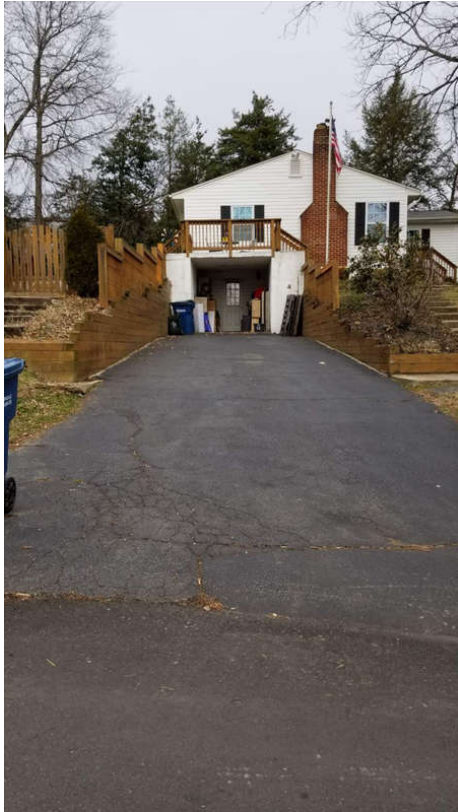
2: GROUNDS

Information

Walkways & Driveways:

Driveway Material

Asphalt



Walkways & Driveways:

Walkway Material

Concrete



Decks, Patio, Balconies, Porches

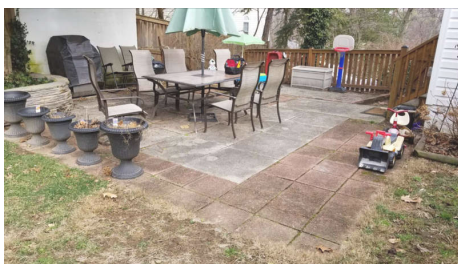
& Steps: Porch

None

Decks, Patio, Balconies, Porches

& Steps: Patio

Brick, Pavers



Vegetation, Grading: Grading

Positive grading



Vegetation, Grading: Vegetation

Yes



Decks, Patio, Balconies, Porches & Steps: Stoop/Steps

Concrete, Wood



North Front entryway



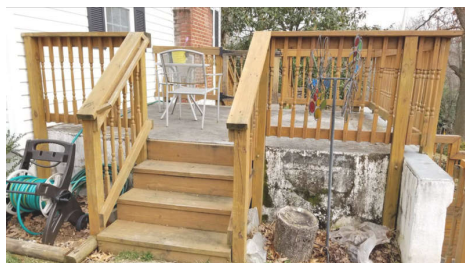
East side rear

Decks, Patio, Balconies, Porches & Steps: Deck/Balcony

Wood, Concrete



Westside



Southwest rear

Limitations

General

GENERAL DISCLAIMER

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses,; pergolas and retractable awnings. Any comments made regarding these items are as a courtesy only.

Observations

2.1.1 Walkways & Driveways



DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend to monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified driveway contractor.



2.2.1 Vegetation, Grading



TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.



Large tree branch overhang

Trees overhang the roof which cause debris and potential branch falling hazard

2.2.2 Vegetation, Grading

 Maintenance Item

THICK CONCENTRATION OF VEGETATION NEAR THE HOME

Area has a large concentration of vegetation near the homes foundation that has been known to hold a lot of moisture and could potentially cause moisture intrusion into the homes foundation.

Recommend trimming back and controlling some of the vegetation be a qualified professional.

Recommendation

Contact a qualified lawn care professional.



2.2.3 Vegetation, Grading

 Maintenance Item

POTENTIAL FOR WDI INFESTATION

Wood Destroying Insects are known to inhabit lumber and fallen other various forms of vegetation. Large amounts of lumber should be kept as far away for the house structure as possible. To prevent the possibility of WDI inhabiting the dwelling. Recommend moving wood much further away from the house. At least 25 feet or so.

Recommendation

Recommended DIY Project



2.2.4 Vegetation, Grading


 A blue rounded rectangular button containing a white wrench icon on the left and the text "Maintenance Item" in white on the right.

VEGETATION NEAR HOME

Recommend to remove vegetation that is in contact with exterior of home.

Recommendation

Recommended DIY Project



North front entryway



Southeast rear



South rear

2.3.1 Decks, Patio, Balconies, Porches & Steps


 An orange rounded rectangular button containing a white minus sign icon on the left and the text "Recommendation" in white on the right.

DECK - ROTTED BOARDS

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.

Recommendation

Contact a qualified deck contractor.



Deck gate top rail

3: ATTIC AND ROOF STRUCTURE

Information

Attic Insulation: Depth Of Insulation

16 Inches

Roof Structures: Roof Framing/Trusses

Common Rafters

Roof Structures: Roof Structure

Not Satisfactory

General: Inspection Method

Attic Access, Within The Attic

The attic space lacked adequate headroom and a walkway and access was obstructed to most of the attic area. As a result, inspection of the attic was limited. Attics may contain potential fire and/or health hazards, other safety issues, damage or defects that have the potential to cause damage to the home or unexpected repairs. Even when an inspection of the attic is completed from within the attic area, these limitations still exist the same.



Attic entrance small

Attic Insulation: Insulation Type

Blown



Lack of insulation around attic access door causes energy loss

Ventilation: Ventilation Type

Gable Vents, Ridge Vents, Attic Fan



Southeast



Gable attic fan observed but could not determine whether the unit was working. Recommend having a qualified electrician evaluate



Possibly aluminum wiring in the attic leading to the Gabel attic fan needs to be evaluated further by a qualified licensed electrician

Limitations

General

GENERAL DISCLAIMER

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Observations

3.1.1 General

ATTIC ACCESS ENTRANCE

WEST BEDROOM 1

Recommendation

One or more attic access hatches or doors were too small to allow easy access. Such hatches should be at least 22 x 30 inches in size, and in safely accessed areas. Recommend that a qualified person modify attic access points per standard building practices. Noted in upper level closet ceiling.

Recommendation

Contact a qualified professional.



3.3.1 Roof Structures

RAFTERS BROKEN, CUT OR NOTCHED OUT

 Safety Hazard

Observed one or more rafters broken, cut or notched out while inspecting the roofing structure. Recommend a qualified roofing professional to evaluate.

Recommendation

Contact a qualified roofing professional.



Improper bracing of rafters with wood not deemed suitable



Notches cut out of rafters



Rafter is splitting very badly and needs to be evaluated by a roofing professional

3.3.2 Roof Structures

PLANK BOARDS BROKEN

 Recommendation

One or more plank boards are broken or have signs of major wear and tear. Recommend a roofing professional to further evaluate

Recommendation

Contact a qualified roofing professional.



Large hole from broken roof plank covered with underlayment and shingles

Planks are showing splitting and signs of separation occurring. Recommend a roofing professional to further evaluate

3.4.1 Ventilation



Recommendation

VENT PIPE INTO ATTIC

Observed a vent pipe possibly discharging into the attic. Was not able to determine whether or not it was hooked to anything. Nothing should exhaust into the attic. Everything should exhaust to the exterior of the home. Recommend further evaluation by a qualified HVAC professional

Recommendation

Contact a qualified HVAC professional.



Vent hose appears to discharge into the attic. Proper venting is needed to discharge out of the attic and to the exterior of the house

4: ROOF

Information

General: Inspection Method

Ladder

General: Roof Type/Style

Gable

General: Pitch

Medium

Coverings: Layers

1+ Layer

Roof Penetrations: Inspection Method

Ladder

Roof Drainage Systems: Gutter Material

Metal/Aluminum



Coverings: Material

Asphalt



South rear



Roof Penetrations: Roof Penetrations

Plumbing stack, Bathroom vent, Kitchen vent



Limitations

General

GENERAL DISCLAIMERS

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

General

NOT WALKED - DUE TO UNSAFE CONDITION

Roof was not walked due to the viewing of damaged roof sheathing from the attic deemed to be unsafe.

Observations

4.4.1 Roof Drainage Systems

 Maintenance Item

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Recommendation

Contact a handyman or DIY project



4.4.2 Roof Drainage Systems

 Maintenance Item

DOWNSPOUTS DRAIN NEAR STEP/WALKWAY

One or more downspouts drain to nearby steps and/or walkway. This may cause a fall hazard when water freezes/thaws. Recommend adjusting or relocating downspout extensions.

Recommendation

Contact a handyman or DIY project



Northwest front

4.4.3 Roof Drainage Systems

 Maintenance Item

DOWNSPOUT EXTENSIONS MISSING

Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified person install downspout extensions that drain at least 6 feet from the foundation.

Recommendation

Contact a handyman or DIY project



Northeast front



Southeast rear

5: HOUSE EXTERIOR AND FOUNDATION

Information

Exterior Water Source: Hose Bibs

1



West

Exterior Outlets: Outlets GFCI



Southeast

Exterior Foundation: Material

Bonus room

Concrete, Masonry Block

Approximately 80% of the house is poured concrete foundation and approximately 20% of the house is masonry block foundation.



20% of foundation is masonry block

Siding & Trim: Exterior Material

Vinyl



Exterior Doors/Windows: Condition

North front entryway

Satisfactory



Eastside of house



North Front entryway

Limitations

General

GENERAL DISCLAIMER

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses,; pergolas and retractable awnings. Any comments made regarding these items are as a courtesy only.

Observations

5.2.1 Siding & Trim

POWER WASH NEEDED

Recommend power washing of siding.

Maintenance Item

Recommendation

Recommended DIY Project



East



Rear east side of house

5.4.1 Exterior Water Source

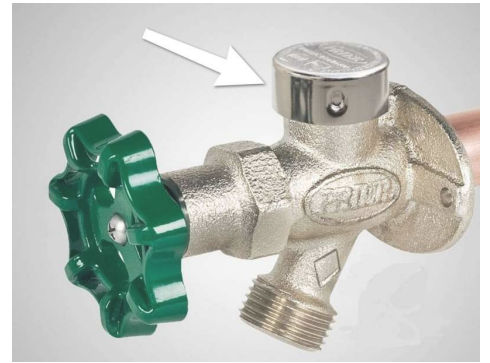
 Recommendation

SIPHON VALVES NEEDED

Anti-Siphon valves should be installed on hose bibs to prevent outside water from siphoning through an outside faucet and contaminating the drinking water used in your home. Recommend qualified professional to install

Recommendation

Contact a qualified plumbing contractor.



Example of an Anti Siphon installed on hose bib

6: BASEMENT - FINISHED

Information

General: Present
Basement



Ceilings/Walls: Ceiling/Wall Material
Drywall



Floors: Floor Coverings
Carpet

Doors: Total of Doors
1



Basement door leading to the outside

Windows: Total of Windows
2

Electrical: Electrical
Switches, Receptacles, Smoke Detector

General: Flooring System

Truss, Not Visible

Only 20% of the basement flooring system is visible. The other 80% rest of the basement is not visible



Approximately 20% of the visible flooring system

Windows: Window Type

Sliders



Southeast rear



Southeast rear

Sump Pump: Condition and Location

Basement, Closet in basement



Green circle= Check valve installed



Door leading to sump pump

Limitations

General

GENERAL DISCLAIMER

Structural components such as joists, sill plates and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. If structural deficiencies are noted in this report, contact a structural engineer to specify the best method of repair.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Complete access to all basement areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl spaces in less than 3 ft of clearance are not entered/inspected.

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Observations

6.1.1 General

DAMAGED FLOOR JOIST

BASEMENT

Floor joist is damaged and could potentially cause a major structural issue. Recommend that a qualified professional structural engineer evaluate further.

Recommendation

Contact a qualified structural engineer.



Safety Hazard



Floor joist is completely split down the center throughout 80% of the beam

6.5.1 Windows

WINDOW IS NOT AN EGRESS WINDOW

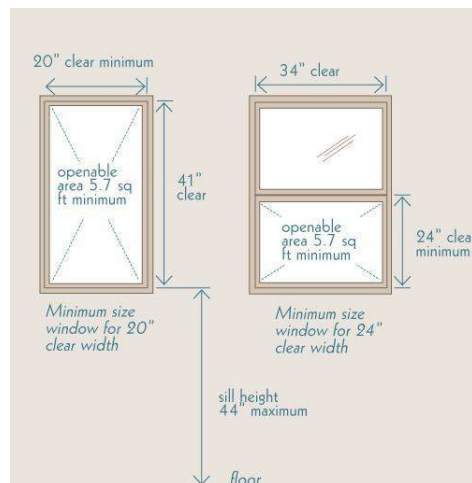
All windows in the basement are not satisfactory size to be considered Egress windows. Dimensions for an Egress window are illustrated in the picture below.

Recommendation

Contact a qualified window repair/installation contractor.



Recommendation



6.7.1 Sump Pump

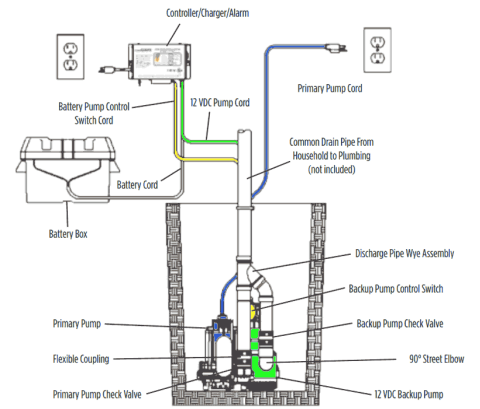
 Recommendation

BATTERY BACKUP FOR SUMP PUMP

Recommend installing a battery backup for the sump pump, in case of power failure to home. Example of battery in picture below.

Recommendation

Contact a qualified professional.



7: HVAC, MAIN WATER, WATER HEATER

Information

Main Water Supply: Main Water Supplier
Public

Main Water Supply: Water Supply Material
Copper/Galvanized

Main Water Supply: Main Shut Off/Location
Yes, Basement, Master bedroom



Water main shut off valve

Heating/Cooling Equipment: Energy Source/Type
Heat Pump

**Heating/Cooling Equipment:
Thermostat Location**

Hallway

**Heating/Cooling Equipment:
Configuration**

Central



**Hot Water Systems: Power
Source/Type**

Electric

Hot Water Systems: Location

Basement, Washer/Dryer Area

Hot Water Systems: Capacity

50 gallons

Heating/Cooling Equipment: Brand

American Standard



Outdoor Condensing Unit American Standard Heritage 13 Model # 4A6H3030B1000AA MFG Date = 5/2011



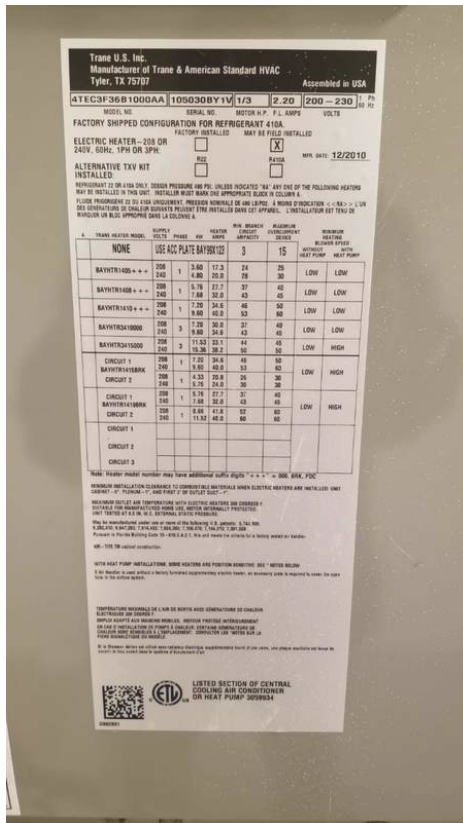
CONDENSING UNIT DATA PLATE



Condensing unit shut off breaker



HVAC Central AC unit American Standard Model # 4TEC3F36B1000AA Mfg Date = 12/2010



INDOOR HVAC CENTRAL AC UNIT DATA PLATE

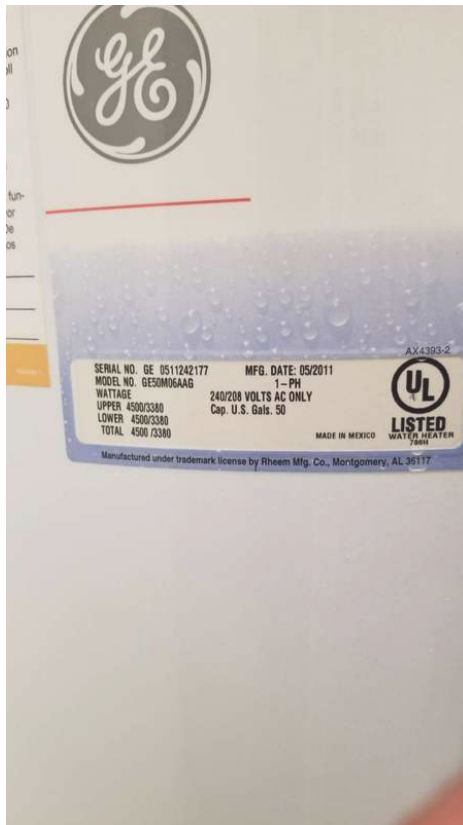
Hot Water Systems: Manufacturer

GE

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.



Hot water heater GE Model #
GE50M06AAG MFG date = 5/2011
Capacity = 50 gals



Hot water heater data plate

Limitations

General

GENERAL DISCLAIMER

Gas and/ or propane pipes and valves (if present at the property) are not inspected. Out of scope of this inspection. Some small plumbing leaks are very difficult to discover during the inspection of a vacant property. Small leaks sometimes do not surface during limited time frame of the inspection. Main water shut offs, individual fixture shut offs, and other valves are not tested. Only visible and accessible sections of the supply plumbing system were inspected. Floor drains are not flood tested. Only visible and accessible sections of the waste plumbing system were inspected. The inspector will run water for at least 30 (combined) minutes through the waste plumbing system. We use clear water only. Problems may surface when the solid waste is introduced to the system. The plumbing outside of the foundation or not visible cannot be inspected with this type of inspection. Sewer camera inspection can determine the condition of the main sewer line. If there is a water storage tank(s) installed, Inspection of the interior of the storage tank is beyond the scope of the home inspection. Storage tanks are not opened due to contamination concerns. We cannot determine the condition of the interior of the water storage tank.

Regular maintenance of the storage tank is recommended. We cannot determine the reason for the storage tank i.e., we cannot determine if the well is a low producing well and could not keep up with normal household use on it's own. Contact a qualified contractor for inspection and maintenance tips.

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water re circulation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that

the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated. Recommend flushing & servicing your water heater tank annually for optimal performance. The average service life for a water heater is 8-12 years. Inspector cannot predict the remaining life. Hot water heater tanks are known for failure. Inside of flue pipes cannot be inspected. Hot water circulating pumps are not tested, not inspected.

TPR Valve: TPR valve disclaimer

The inspector will note whether the TPR valve is installed or not. Functionality of the TPR valve is not inspected. We cannot guarantee that the TPR valve will work properly if needed.

Disclaimers apply to privately owned heating units and not to common heating systems maintained by an HOA. It is suggested that you obtain a major service policy for the heating unit from a dealer or a contractor which should include annual servicing, efficiency testing, warranty and emergency service. Suggest contacting servicing company, during your inspection period, for history of the unit and condition of inaccessible parts. The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of cracks or leaks. Major disassembly by a heating contractor is required to check heat exchangers. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms). Exterior snow melt systems are not inspected if they are shut down or weather conditions do not permit the testing of such systems. Relief valves, valves, gauges, switches and other safety devices cannot be tested. They may be listed on the report to denote that they were observed in place on the system. Radiant heat in slabs, floors and ceilings is not accessible. Contact a radiant heat contractor to determine efficiency levels of system(s). We are not able to determine if the rooms will be properly heated and the amount of heat coming from the system. Check levels of anti-freeze (Glycol) in the system. Install, if not present, and maintain as needed. Checking glycol and water levels of a boiler are beyond the scope of the inspection. They are not checked.

Heating: Approximate lifespan

The report is commenting on the condition of the heating/cooling unit on the day of the inspection. Most heating/cooling systems have an approximate lifespan of 15-20 years. If properly maintained, heating/cooling system may last longer than their intended lifespan. Inspector cannot predict the remaining lifespan of any heating/cooling system. Weather and other factors may prohibit the full evaluation or operation of a heating/cooling system.

Observations

7.4.1 Hot Water Systems

NO DRIP PAN

No drip pan was present. Drip pan must also drain into a floor drain. Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



7.4.2 Hot Water Systems

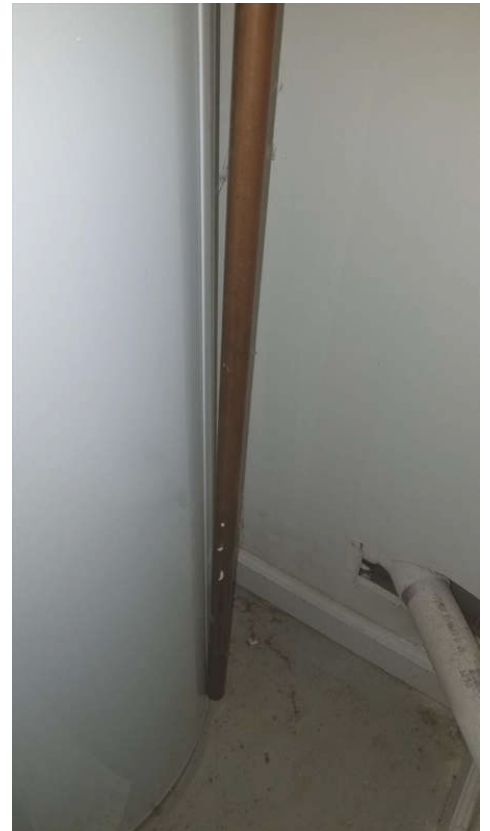
 Recommendation

TPR VALVE

The TPR valve was too close to the ground, should be 6 inches from the floor and into a drip pan.

Recommendation

Contact a qualified plumbing contractor.



8: ELECTRICAL

Information

**Service Entrance Conductors:
Conductor Material**

Not Visible

**Main & Subpanels: Main Panel
Location**

Basement

**Main & Subpanels: Panel
Manufacturer**

General Electric

**Main & Subpanels: Wiring
Method**

Romex

**Main & Subpanels: Sub Panel
Location**

None



Circuit breaker panel with cover removed

**Service Entrance Conductors: Service Entrance
Overhead**



Westside of house Grounding rod



North front House Service Utility Meter



Service mast drip loop present



North frontside of house Electric Service Utility for house



House service utility wires from the street



Grounding wire

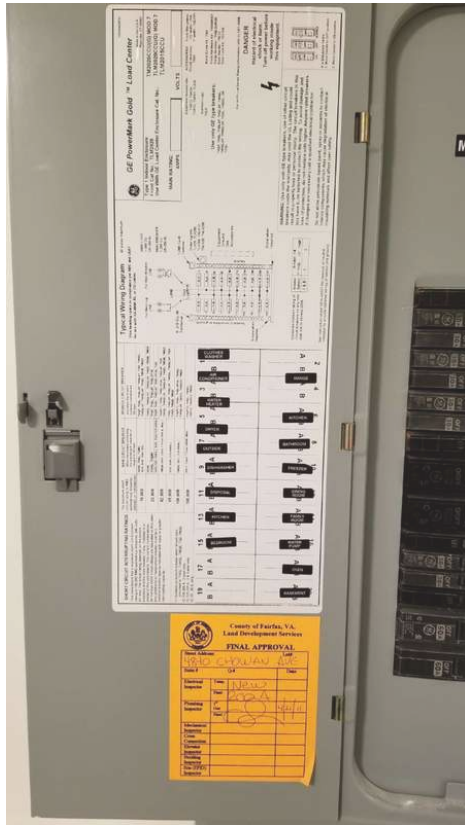


Another ground wire

Main & Subpanels: Panel Amperage, Voltage and Breaker Type
200 AMP, Circuit Breaker



GE 200 Amp Circuit Breaker Panel



Circuit Breaker identification sticker

Limitations

Service Entrance Conductors

GENERAL DISCLAIMER

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 120 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Receptacles: General Disclaimer

Only accessible outlets are checked. GFCI's are tested using a GFCI outlet tester. Although they may work at the time of inspection, future performance is not guaranteed. GFCI outlets should be tested on a regular basis to ensure they will trip properly when needed. AFCI are tested at the breaker with the manual trip button. The outlet are not tested with an AFCI tester. Future performance is guaranteed and they should be checked regularly to ensure they will trip properly when needed.

Junction Boxes: General Disclaimer

Only accessible junction boxes are inspected. J boxes can be hidden or obscured from view. These boxes are not inspected.

9: CHIMNEY, FIREPLACE

Information

General: Damper Operation

Satisfactory

General: Interior Type

Wood Burning, Stone Front



Wood burning fireplace with a stone front



Visual of Inside the firebox and flue pipe. Recommend a level 2 chimney inspection to determine condition of flue pipe

General: Exterior Chimney Construction

Masonry



Exterior Brick Chimney



Exterior chimney crown with chimney cap

Limitations

General

GENERAL DISCLAIMER

The following items are not included in this inspection: coal stoves, gas logs, pellet stoves, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Observations

9.1.1 General

CHIMNEY FLUE CRACKED

The chimney flue had one or more cracks, which can lead to further damage to the chimney structure. Recommend a qualified contractor repair.

Recommendation

Contact a qualified roofing professional.



Recommendation



10: KITCHEN

Information

Windows, Floors, Door and Ceiling: Door

No

Windows, Floors, Door and Ceiling: Flooring Type

Tile

Dishwasher: Brand

Whirlpool



Windows, Floors, Door and Ceiling: Number of Windows

1

Water Systems: Plumbing System

Drainage Satisfactory

Dishwasher: Dishwasher Plumbing

Drain Line Looped

Windows, Floors, Door and Ceiling: Window Type

Double-hung

Electrical: Receptacles

GFCI Operable

Garbage Disposal: Brand

Emerson



Emerson Garbage Disposal Model # 1-87 1/3 HP

Range/Oven/Cooktop: Range/Oven Energy Source

Electric

Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate

Countertops & Cabinets: Countertop Material

Granite



Whirlpool Recirculating Exhaust microwave

Countertops & Cabinets:

Cabinetry

Wood

Refrigerator: Brand

Whirlpool



WHIRLPOOL MODEL # 20FDBM MGF
DATE = 09/2018



Whirlpool Refrigerator Data Plate

Range/Oven/Cooktop: Range/Oven Brand

Whirlpool



Whirlpool Range



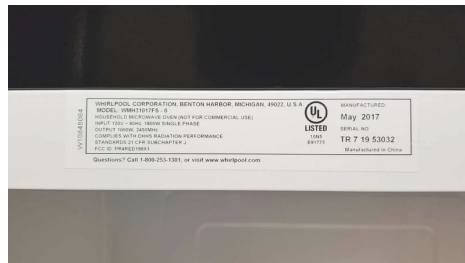
Whirlpool Range with burners fully functional

Built-in Microwave: Brand

Whirlpool



WHIRLPOOL MICROWAVE MODEL # WMH31017FS - 0 MFG DATE = 5/2017



WHIRLPOOL MICROWAVE DATA PLATE

Limitations

Windows, Floors, Door and Ceiling

GENERAL DISCLAIMER

The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Observations

10.7.1 Range/Oven/Cooktop

RANGE NOT FASTENED

Range was not fastened to the wall with anti tip mechanism. This poses a safety hazard to children. Recommend a qualified contractor secure range so it will not tip over and potentially cause harm.

Recommendation

Contact a qualified professional.



Recommendation



No anti tip attached to the range

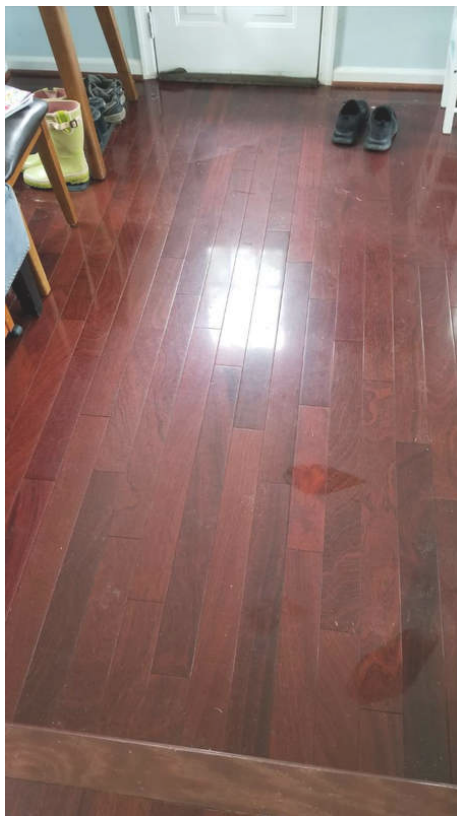
11: BONUS ROOM

Information

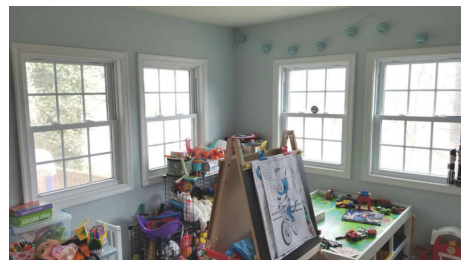
Ceilings/Walls: Ceiling/Wall Material
Drywall



Floors: Floor Coverings
Engineered Wood



Windows: Total of Windows
5



Windows: Window Type
Double-hung

Electrical: Electrical
Switches, Receptacles, Smoke Detector

Doors: Total of Doors

2



Door leading to the exterior of the house



Door leading to the interior of the house

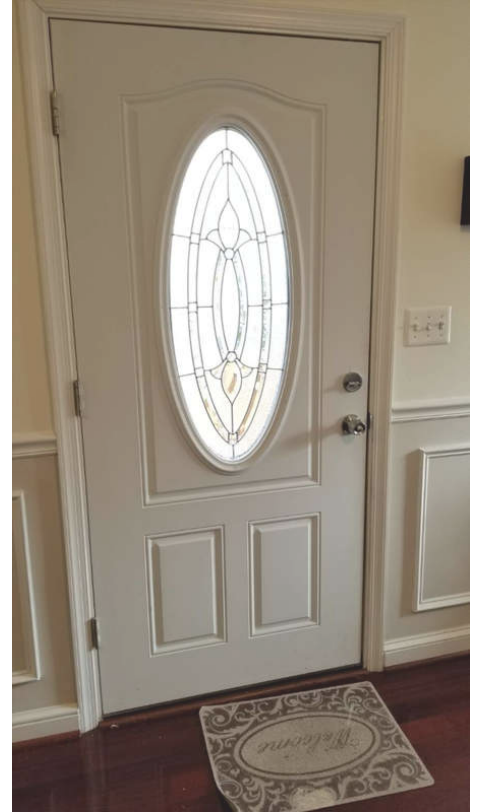
12: LIVING ROOM

Information

Ceilings/Walls: Ceiling/Wall Material
Drywall

Floors: Floor Coverings
Engineered Wood

Doors: Total of Doors
1



North front door

Windows: Total of Windows
3

Windows: Window Type
Double-hung

Electrical: Electrical
Switches, Receptacles

13: DINING ROOM

Information

Ceilings/Walls: Ceiling/Wall

Material

Drywall

Floors: Floor Coverings

Engineered Wood

Windows: Total of Windows

2

Windows: Window Type

Double-hung

Electrical: Electrical

Switches, Receptacles, Smoke Detector

Observations

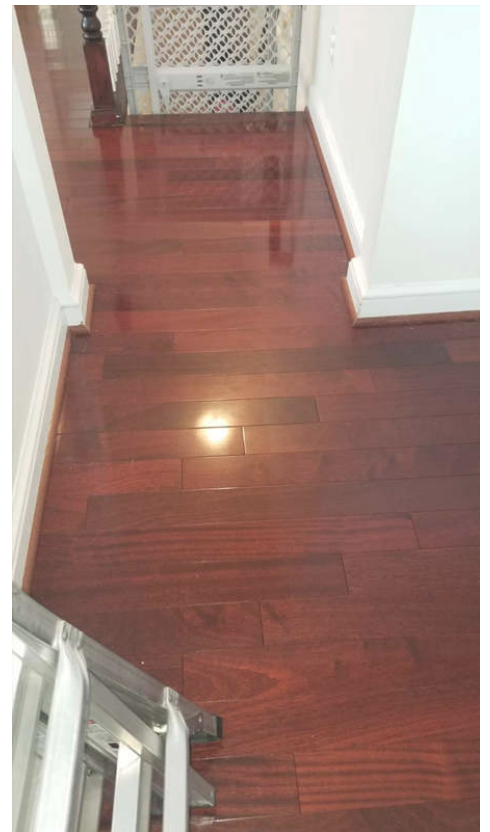
13.2.1 Floors

FLOOR SLOPES

Floor slopes at second floor.

Recommendation

Contact a qualified professional.



14: LAUNDRY ROOM

Information

General: Location

Basement

Ceilings/Walls: Ceiling/Wall

Material

Drywall

Floors: Floor Coverings

Concrete

Windows: Total of Windows

1

Windows: Window Type

Sliders

Electrical: Receptacles

Operable



Plumbing & Fixtures: Laundry

Sink

No sink

Washer/Dryer: Dryer Brand
Roper

Washer/Dryer: Dryer Power Source
Electric



Washer/Dryer: Dryer Vent
Metal, Flexible

Washer/Dryer: Washer Brand

Roper



Green circle = water shutoffs
Green arrow = water discharge drain pipe

Limitations

General

GENERAL DISCLAIMER

InterNACHI SOP's do not require the inspector to inspect non-permanent components of the house such as a clothes washer and dryer. Red Carpet is providing this inspection as an additional courtesy to our clients. If present at the property, washers and dryers are run through a basic cycle. Functionality, settings, cycles, interior components and all other options are not part of this basic inspection. It is a good idea to install a washer pan to prevent damage caused by an overflowing washer or a leak. The interior of the dryer exhaust ducts are not accessible for visual inspection. Not inspected. Dryer exhaust ducts should be disconnected and inspected and cleaned annually. Check with owner to determine when the ducts were last cleaned.

Observations

14.4.1 Windows

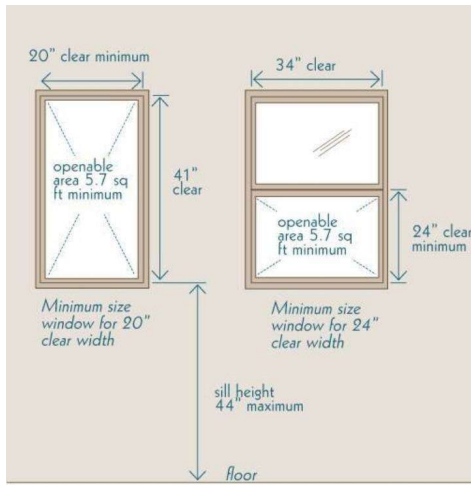
WINDOW IS NOT AN EGRESS WINDOW

Recommendation

All windows in the basement are not satisfactory size to be considered Egress windows. Dimensions for an Egress window are illustrated in the picture below.

Recommendation

Contact a qualified window repair/installation contractor.



Laundry room window. Not an egress window

14.7.1 Washer/Dryer

 Recommendation

NO CATCH PAN

Drip pan needed under washer to prevent flooding if leakage occurs

Recommendation

Contact a qualified professional.



15: MISC. INTERIOR

Information

Ceilings/Walls: Ceiling/Wall**Material**

Drywall

Floors: Floor Coverings

Engineered Wood

Steps, Stairways & Railings:**Location**

Basement



Stairs leading down to the Basement

Electrical: ElectricalSwitches, Receptacles, Smoke
Detector

Smoke Detectors: Locations

Hallway, Basement



Upstairs hallway



Basement living room

Limitations

Smoke Detectors

GENERAL DISCLAIMER

The functionality of, power source for and placement of smoke alarms is not determined as part of this inspection. Smoke alarms should be installed in each bedroom, in hallways leading to bedrooms, on each level and in attached garages. They have a limited lifespan and should be replaced every 10 years. For home buyers, batteries in smoke alarms should be changed when taking occupancy. Batteries should be replaced annually in the future. Carbon monoxide alarms should be installed in the vicinity of sleeping areas and on each level. Homeowners and owners of rental properties should install carbon monoxide alarms within 15 feet of bedrooms (or other room lawfully used for sleeping purposes) in every home that is heated with fossil fuel, has a fuel-fired appliance, has a fireplace, or has an attached garage.

Observations

15.3.1 Steps, Stairways & Railings

LOOSE RAILING



Recommendation

Railing is loose and needs to be secure tightly to prevent accidental leaning on and railing breaking

Recommendation

Contact a qualified professional.



16: MASTER BEDROOM

Information

General: Location

Basement

Ceilings/Walls: Ceiling/Wall Material

Drywall

Floors: Floor Coverings

Carpet

Windows: Total of Windows

1

Windows: Window Type

Double-hung

Electrical: Electrical

Switches, Receptacles, Smoke Detector



Doors: Total of Doors

2



Master bedroom in the basement
Entry Door



Laundry room door located in the
master bedroom

Observations

16.4.1 Doors

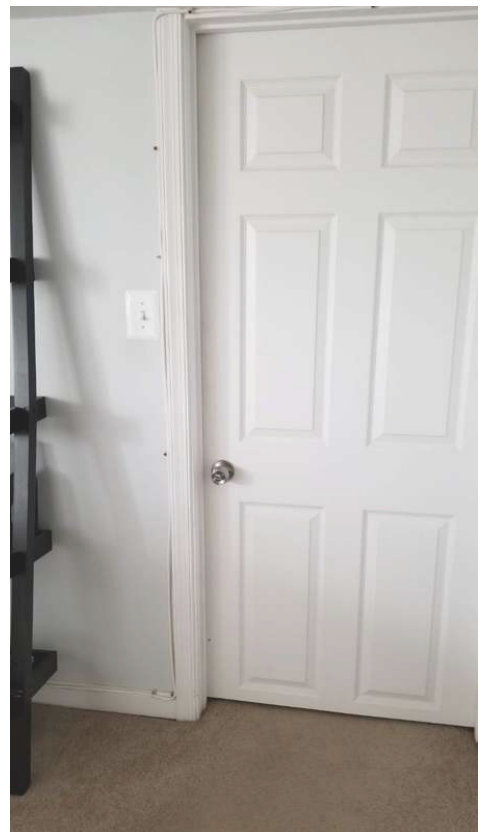
 Recommendation

DOOR KNOB AND LATCH ALIGNMENT

Door knob, latch and/or strike plate is out of alignment. Should be installed a minimum of 34 inches to a maximum of 48 inches above the floor. Recommend a professional qualified door contractor.

Recommendation

Contact a qualified door repair/installation contractor.



Basement bedroom door handle low.

Should be installed a minimum of 34 inches to a maximum of 48 inches above the floor

16.5.1 Windows

 Recommendation

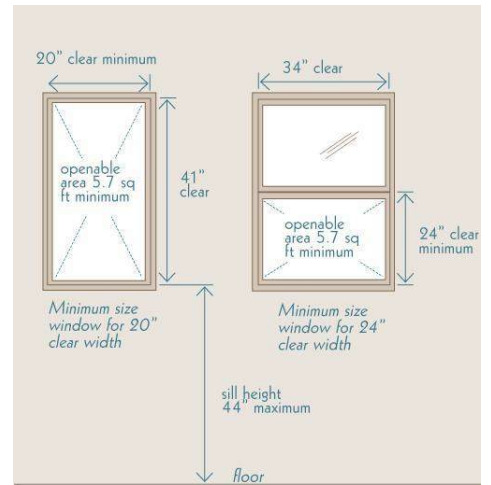
EGRESS WINDOW - EXIT

Recommend installing a egress window in the bedroom. Current window installed does not meet specs.

Openable only to 16 inches and not the required 24 inches minimum

Recommendation

Contact a qualified professional.



17: BEDROOM 1

Information

Ceilings/Walls: Ceiling/Wall Material
Drywall

Floors: Floor Coverings
Carpet

Doors: Total of Doors
2



Upstairs westside of the hallway

Windows: Total of Windows
2

Windows: Window Type
Double-hung

Electrical: Electrical
Switches, Receptacles, Smoke Detector

18: BEDROOM 2

Information

Ceilings/Walls: Ceiling/Wall Material

Drywall

Floors: Floor Coverings

Carpet

Doors: Total of Doors

2

Windows: Total of Windows

2

Windows: Window Type

Double-hung

Electrical: Electrical

Switches, Receptacles, Smoke Detector

Observations

18.3.1 Doors



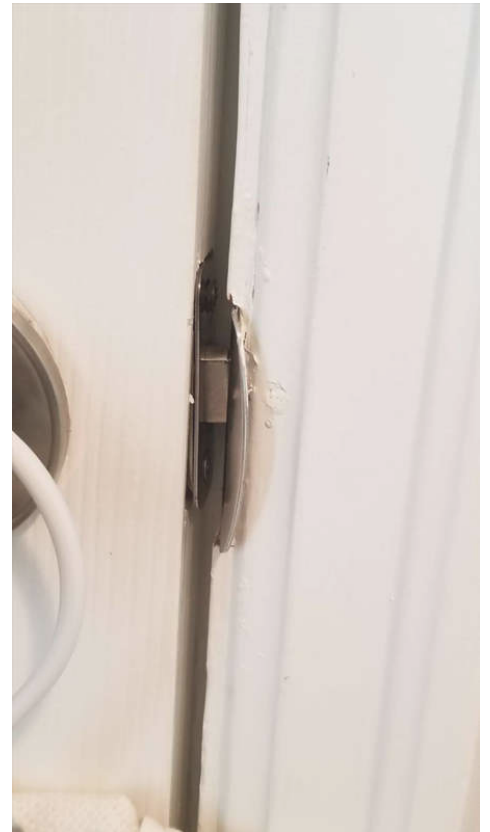
Recommendation

DOOR DOESN'T LATCH

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.



East bedroom closet

19: BATHROOM 1

Information

General: General

Upstairs between bedrooms

Plumbing & Fixtures: Sink Characteristics

Ceramic

Plumbing & Fixtures: Toilet Characteristics

Ceramic

Plumbing & Fixtures: Shower/Tub Characteristics

Tile

Plumbing & Fixtures: Whirlpool

No

Electrical: Receptacles

GFCI Operable

Exhaust Systems: Exhaust Fans

Fan Only

Observations

19.2.1 Plumbing & Fixtures

 Recommendation

DIVERTER NOT WORKING PROPERLY

Tub/Shower diverter was not working properly, recommend repair.

Recommendation

Contact a qualified professional.



Water not properly diverting to the shower head

20: BATHROOM 2

Information

General: General

Basement



Plumbing & Fixtures: Sink Characteristics

Ceramic

Plumbing & Fixtures: Toilet Characteristics

Ceramic

Plumbing & Fixtures: Shower/Tub Characteristics

Ceramic, Tile

Plumbing & Fixtures: Whirlpool

No

Electrical: Receptacles

GFCI Operable

Exhaust Systems: Exhaust Fans

Fan Only

Observations

20.2.1 Plumbing & Fixtures



SINK - DRAIN STOP NOT CONNECTED/MISSING

Sink drain stop was not operating as intended or was missing, recommend repair.

Recommendation

Contact a qualified plumbing contractor.



Stopper missing and broken

21: ADDITIONAL PICTURES FOR CLIENTS REFERENCE

Information

Inspection Method

Within Basement

Items found in or around the home

Basement ceiling has a shut off valve in the ceiling. Ask owner what it might possibly lead to