THAT PLACE HOME INSPECTIONS, LLC
540-922-9663
thatplacehomeinspections@gmail.com
http://www.thatplacehomeinspections.com

RESIDENTIAL REPORT

1234 Main St.
Pearisburg VA 24134

Buyer Name
10/04/2018 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.

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

11.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Wall(s) Bowing/Leaning

1: INSPECTION DETAILS

Information

In Attendance
Client

Occupancy
Vacant

Style
Cape Cod

Temperature (approximate)
75 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Cloudy

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.

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

Roof Type/Style
Gable, Shed, Combination

Skylights, Chimneys & Other Roof Penetrations: Chimney

Inspection Method

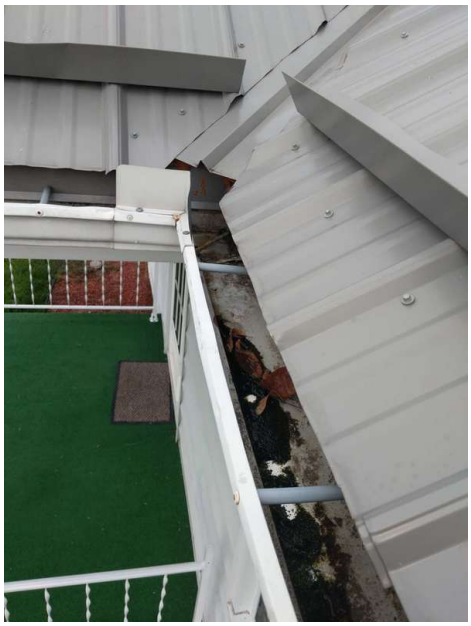
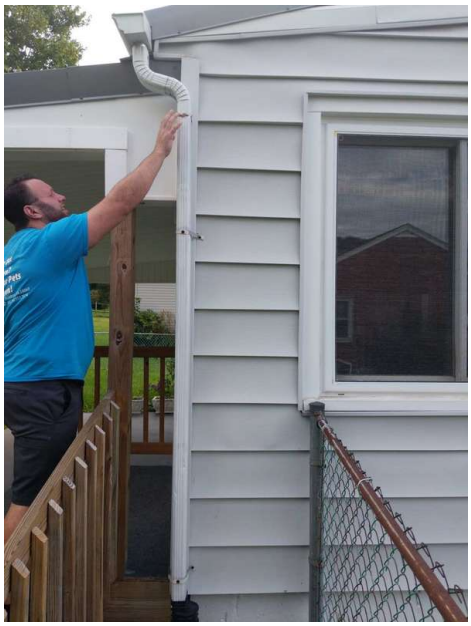
Binoculars, Ground, At Eaves

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.

Coverings: Material

Metal

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Rubber, Metal


Observations

2.1.1 Coverings

DIY / Monitor / Maintenance Item

CAULKING ON METAL TRIM

Caulking/sealant was used on the roof at the corners where the gable portion of the roof meets the shed portion. Generally, caulking/sealant should not be needed in these areas and this may have been use to stop a previous leak. Recommend monitoring this area for signs of moisture intrusion and reseal as needed. Also recommend further evaluation by a qualified contractor to repair as needed.

Recommendation

Contact a qualified roofing professional.

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

2.2.2 Roof Drainage Systems

DIY / Monitor / Maintenance Item

GUTTER LEAKAGE

The elbows on this downspout were improperly installed and showed signs of previous leaking. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair to proper functionality.

Recommendation

Contact a handyman or DIY project

2.4.1 Skylights, Chimneys & Other Roof Penetrations

Recommend Repair or Replace

CHIMNEY CAP MISSING

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified roofing professional.

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

Siding, Flashing & Trim: Siding Material
Vinyl

Walkways, Patios & Driveways: Driveway Material
Asphalt

Walkways, Patios & Driveways: Walkway
Concrete

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

Eaves, Soffits & Fascia: Eaves

Eaves, Soffits & Fascia: Soffit

Vegetation, Grading, Drainage & Retaining Walls: Grading

Vegetation, Grading, Drainage & Retaining Walls: Vegetation

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.

Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch, Deck with Steps, Front Porch



Limitations

General

STRUCTURES NOT INSPECTED

The property included a detached structure (a shed in the back yard) which was not included as part of a General Home Inspection and was 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

HOLES IN SIDING

Holes were observed in the siding. This can lead to water intrusion, further siding deterioration and/or mold. A bird was observed flying out of the hole on the East side of the house. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified professional.

West

East

3.1.2 Siding, Flashing & Trim

DIY / Monitor / Maintenance Item

MISSING CAULK AROUND J BLOCK

Recommend adding caulking around J-Block where it meets the siding to create a waterproof barrier around this light.

Recommendation

Contact a handyman or DIY project

3.1.3 Siding, Flashing & Trim

DIY / Monitor / Maintenance Item

WARPING/BUCKLING

Vinyl siding was warping or buckling in this area on the back porch. This is often as a result of a BBQ grill that was too close to the side of the house. This is mostly a cosmetic defect but should be monitored for further separation on the seams. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified professional.

3.3.1 Decks, Balconies, Porches & Steps

Recommend Repair or Replace

PORCH SUPPORT - MOISTURE DAMAGE

This porch support showed signs of moisture damage at its base. This could become a safety hazard if further deterioration is allowed. Recommend qualified deck contractor evaluate and repair.

Recommendation

Contact a qualified deck contractor.

North Porch

3.3.2 Decks, Balconies, Porches & Steps

DIY / Monitor / Maintenance Item

PORCH SUPPORTS NEED PAINT

Recommend adding a fresh coat of paint to the porch supports to save the wood from moisture intrusion and possible damage.

Recommendation

Contact a handyman or DIY project

North Porch

3.4.1 Eaves, Soffits & Fascia

Recommend Repair or Replace

SOFFIT DAMAGED

There was a hole in the porch soffit above the front door. A wasp was seen flying out of this hole. Recommend replacing this section of the soffit.

Recommendation

Contact a qualified professional.

Front Porch

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	Built In Microwave	X		
4.6	Washer / dryer			X

IN = Inspected NI = Not Inspected NP = Not Present

Information

Dishwasher: Brand
Whirlpool

Refrigerator: Brand
Whirlpool

Range/Oven/Cooktop: Range/Oven Brand
Whirlpool

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Built In Microwave: Built In Microwave Brand
Hamilton Beach

Washer / dryer: Dryer Brand
None

Washer / dryer: Washer Brand
None

Washer / dryer: Dryer Power Source
220 Electric

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

Garbage Disposal: Garbage Disposal
None

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 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. All work should be performed by a qualified contractor.

Limitations

Refrigerator

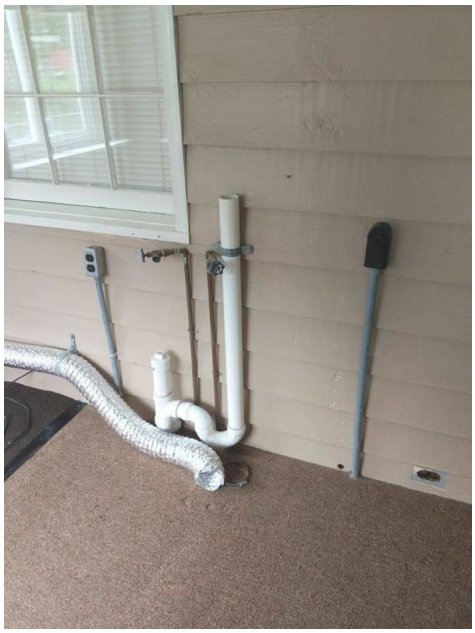
UNPLUGGED

Refrigerator was unplugged at time of inspection and could not be checked.

Washer / dryer

CONNECTIONS NOT TESTED

Washer and/or dryer not present. Appliance connections were not tested.



Observations

4.1.1 Dishwasher

DIY / Monitor / Maintenance Item

NO HIGH LOOP

Dishwasher drain does not have a "high loop".

Here is a quick video I made that shows how to fix this.

Fixing dishwasher High Loop

Recommendation

Contact a handyman or DIY project

4.3.1 Range/Oven/Cooktop

Immediate Attention / Safety Hazard

ANTI-TIP

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation

Contact a qualified professional.

4.3.2 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	

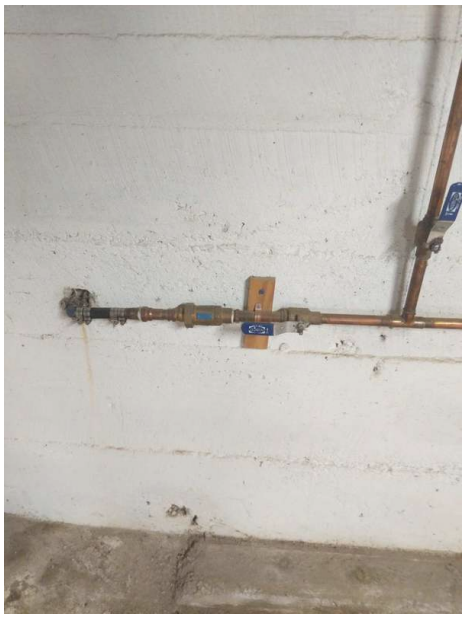
IN = Inspected NI = Not Inspected NP = Not Present

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Basement



Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

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

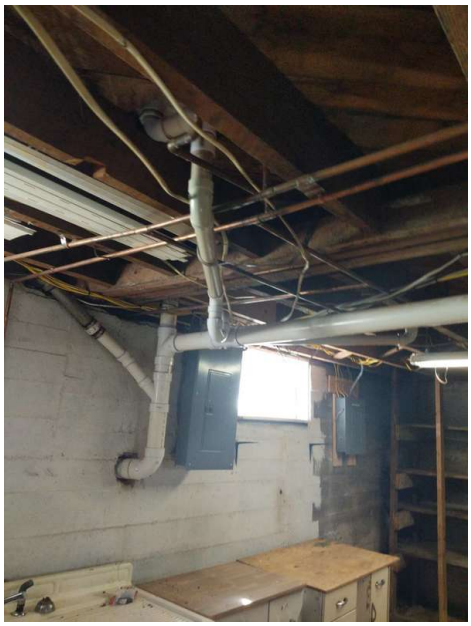
Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Basement

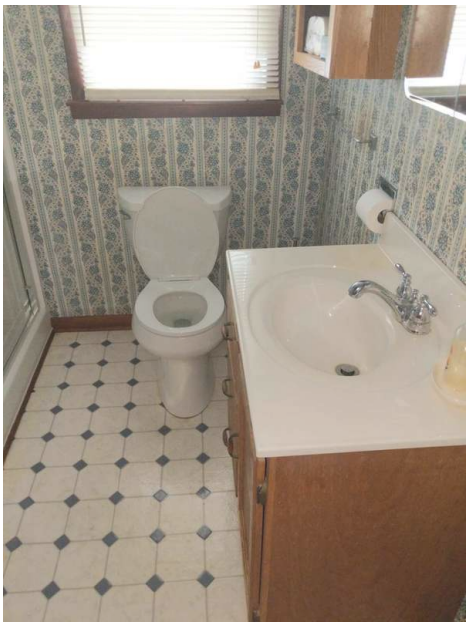
Fuel Storage & Distribution Systems: Main Gas Shut-off Location
At Tank

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

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

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



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

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.

Fuel Storage & Distribution Systems: Fuel System

Oil

Limitations

Fuel Storage & Distribution Systems

DISCLAIMER - OIL

Fuel for the home was oil stored in a tank on the property. You should ask the seller about this and discuss with them what arrangements they have made in the past for having the tank re-filled. In some areas oil may not be available immediately. You should order oil well ahead of time to avoid running out.

Evaluation of oil tanks lies beyond the scope of the general Home Inspection. The oil tanks can be evaluated by the contractor supplying the home with oil.

Observations

5.1.1 Main Water Shut-off Device

DIY / Monitor / Maintenance Item

EXCEEDED 90 PSI

Home water pressure exceeded 90 pounds per square inch (psi) at the time of the inspection. This is considered excessively high. Excessively high water pressure can damage plumbing fixtures. Acceptable water pressure is between 40 and 90 psi. The house does have a regulator installed prior to the main shut off in the basement.

Recommendation

Contact a qualified plumbing contractor.

5.2.1 Drain, Waste, & Vent Systems

DIY / Monitor / Maintenance Item

OBSOLETE TRAP

A trap beneath the sink was of a type that is no longer allowed to be installed in new construction for safety reasons. Although this type of trap may have been commonly considered safe at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing traps to meet generally-accepted current standards. All work should be performed by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

Bathroom

5.3.1 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 plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

5.4.1 Hot Water Systems, Controls, Flues & Vents

Recommend Repair or Replace

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.

5.5.1 Fuel Storage & Distribution Systems

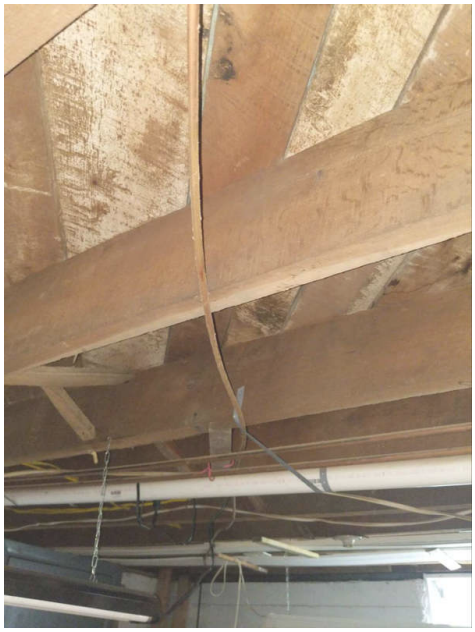
Recommend Repair or Replace

COPPER OIL LINES NOT MARKED

Copper lines in use for oil distribution have not been marked yellow.

Recommendation

Contact a handyman or DIY project



6: ELECTRICAL

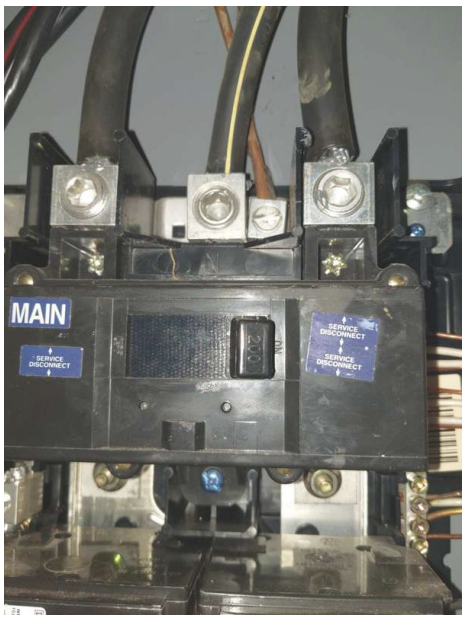
		IN	NI	NP
6.1	Service Entrance Conductors	X		
6.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X		
6.3	Branch Wiring Circuits, Breakers & Fuses	X		
6.4	Lighting Fixtures, Switches & Receptacles	X		
6.5	GFCI & AFCI	X		
6.6	Smoke, Carbon Monoxide (CO) Detectors	X		

IN = Inspected NI = Not Inspected NP = Not Present

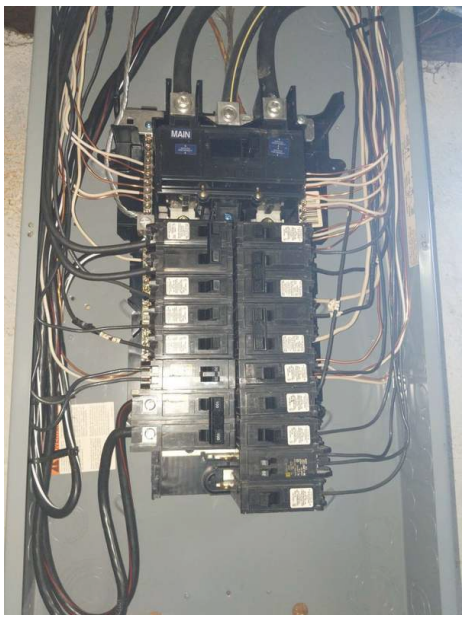
Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement

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



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

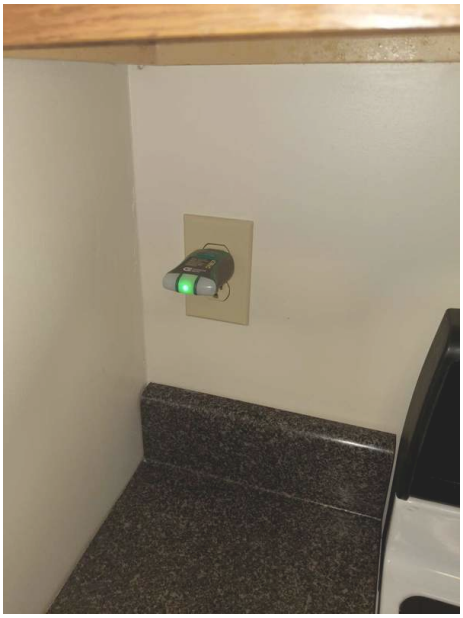


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

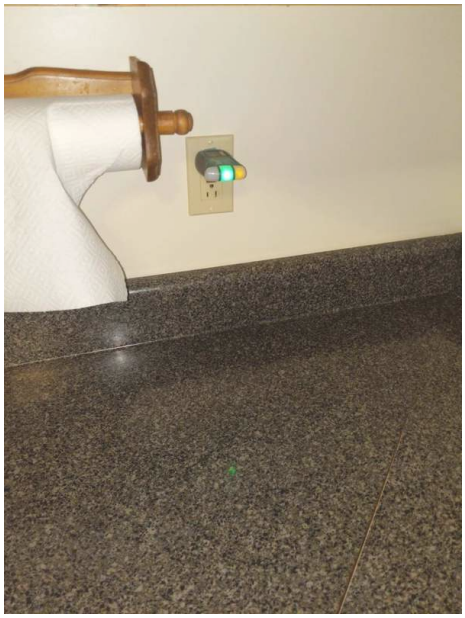
Lighting Fixtures, Switches & Receptacles: Doorbell
No Doorbell

Lighting Fixtures, Switches & Receptacles: Receptacles



GFCI & AFCI: AFCI
None

GFCI & AFCI: GFCI
At Receptacle

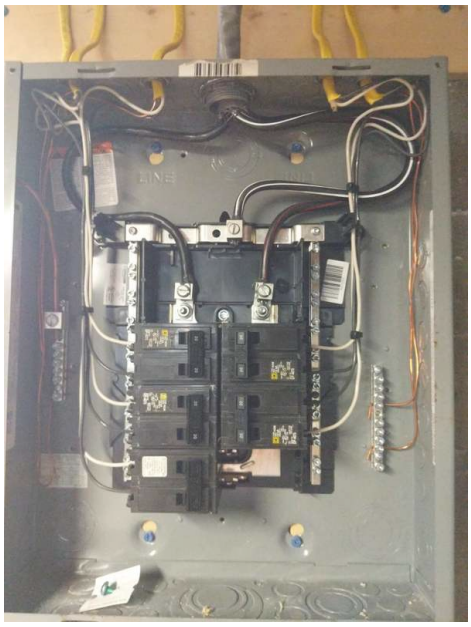


Service Entrance Conductors: **Electrical Service Conductors**

Overhead, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Sub Panel Location**

Basement

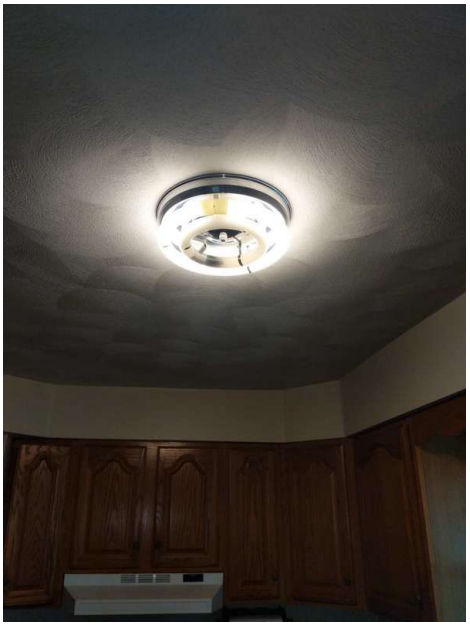
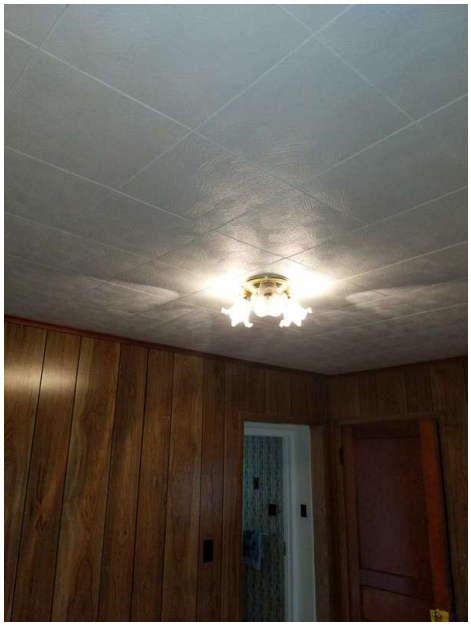


Branch Wiring Circuits, Breakers & Fuses: **Branch Wiring**

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.

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


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

Not Present

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

Battery

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.

Observations

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

DIY / Monitor / Maintenance Item

MISSING LABELS ON PANEL

The cabinet should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly-marked Circuit Directory label be installed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

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

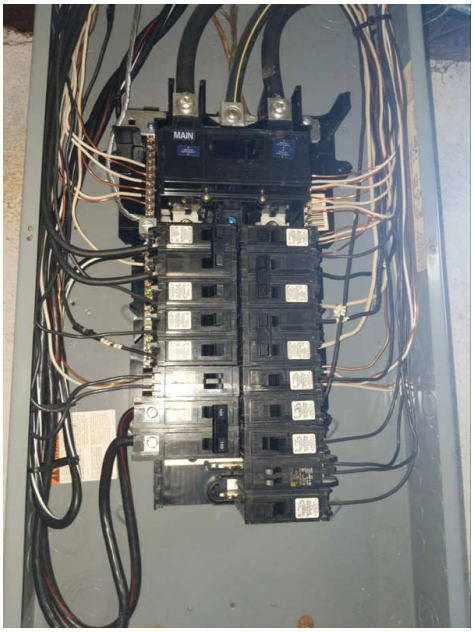
DIY / Monitor / Maintenance Item

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 240 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.



6.4.1 Lighting Fixtures, Switches & Receptacles

Recommend Repair or Replace

OPEN NEUTRAL

One or more electrical receptacles had an open neutral that should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

6.4.2 Lighting Fixtures, Switches & Receptacles

DIY / Monitor / Maintenance Item

LIGHT INOPERABLE

There was a low voltage lighting system installed under the kitchen cabinets that was not operable and seemed to be missing some components. Recommend removing, repairing or replacing this system. Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

Kitchen

6.4.3 Lighting Fixtures, Switches & Receptacles

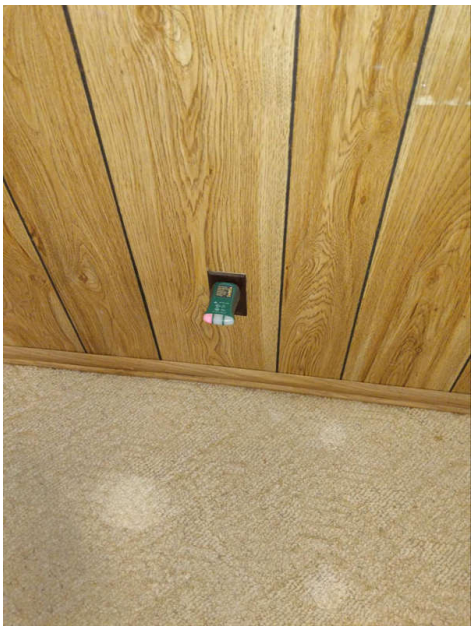
Recommend Repair or Replace

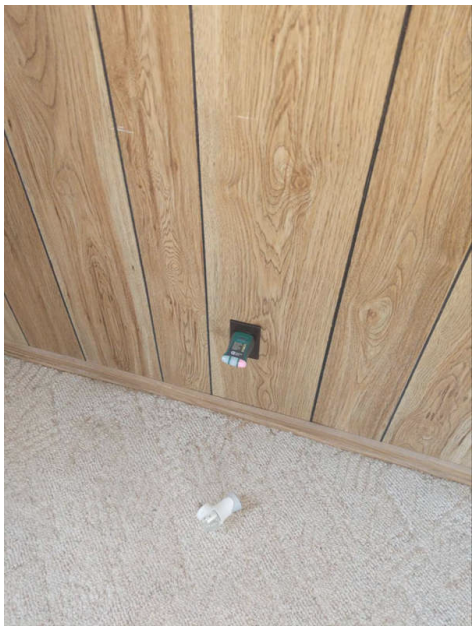
OPEN GROUND

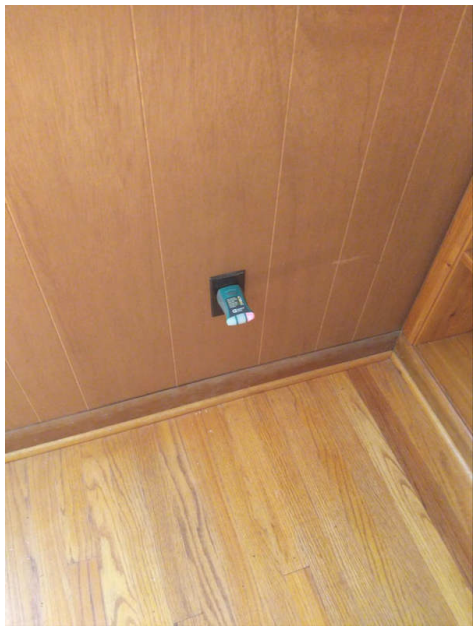
An electrical receptacle had an open ground. Other receptacles in the home were grounded. This receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.


Dining Room


Living Room


2nd Floor Bedroom

6.4.4 Lighting Fixtures, Switches & Receptacles

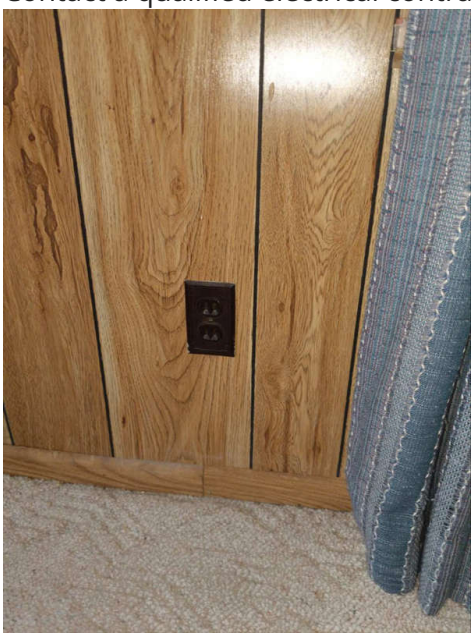
Recommend Repair or Replace

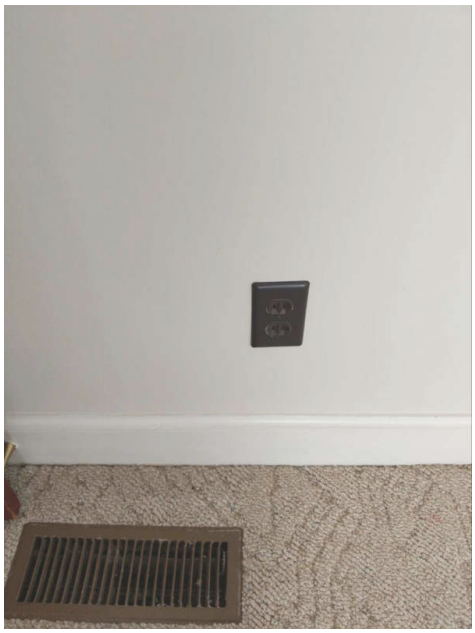
TWO PRONG OUTLETS

Several rooms in the home had two prong outlets. Two prong outlets are not grouded, which can leave you unprotected from stray currents and result in electrocution or a power surge through sensitie electonics or appliances. Recommend qualified electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.


Living Room


Bedroom

6.5.1 GFCI & AFCI

Recommend Repair or Replace

OPEN GROUND

A Ground Fault Circuit Interrupter (GFCI) electrical receptacle had an open ground. The Inspector recommends correction by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

Kitchen

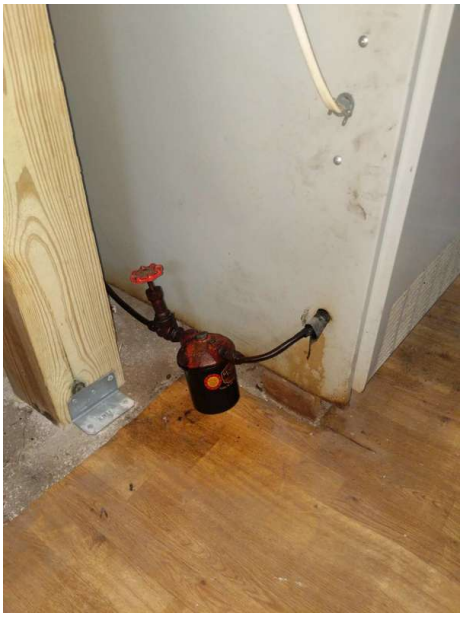
7: HEATING

		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	Presence of Installed Heat Source in Each Room	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

Equipment: Energy Source
Electric, Oil



Normal Operating Controls: Thermostat Location
Hall

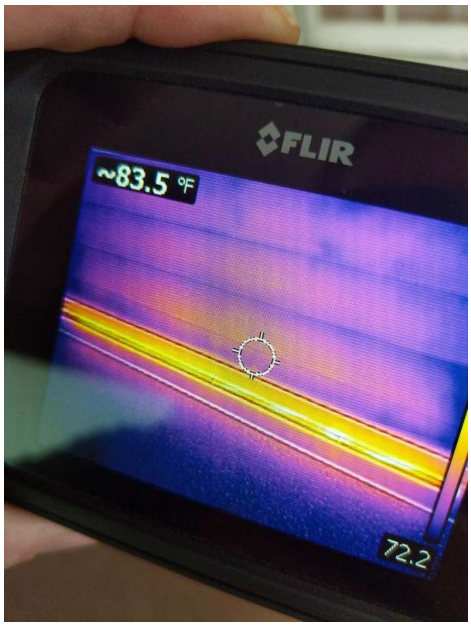
Distribution Systems: Ductwork - Distribution
Non-insulated, Baseboard Heater

Vents, Flues & Chimneys:
Chimney

Equipment: **Brand**
Heil

Equipment: Heat Type

Electric Baseboard, Forced Air



Limitations

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.

Observations

7.1.1 Equipment

Recommend Repair or Replace

NEAR END OF LIFE

Heating equipment was fully functional at time of inspection but is at or near the end of its life expectancy. The average life expectancy of heating equipment is as follows:

Boiler, 40 years

Furnace, 15-25 years

Heat Pump, 10-15 years

A more complete Life Expectancy Chart is attached to this report for your reference. Recommend a qualified HVAC contractor clean, service and certify the heating equipment.

Recommendation

Contact a qualified HVAC professional.

8: COOLING

		IN	NI	NP
8.1	Cooling Equipment			X
8.2	Distribution System			X
8.3	Presence of Installed Cooling Source in Each Room			X

IN = Inspected NI = Not Inspected NP = Not Present

Information

Cooling Equipment: Brand
None

Cooling Equipment: Energy Source/Type
None

Cooling Equipment: Location
None

Distribution System: Configuration
None

9: DOORS, WINDOWS & INTERIOR

		IN	NI	NP
9.1	Interior Doors	X		
9.2	Exterior Doors	X		
9.3	Windows	X		
9.4	Floors	X		
9.5	Walls	X		
9.6	Ceilings	X		
9.7	Steps, Stairways & Railings	X		
9.8	Countertops & Cabinets	X		

IN = Inspected NI = Not Inspected NP = Not Present

Information

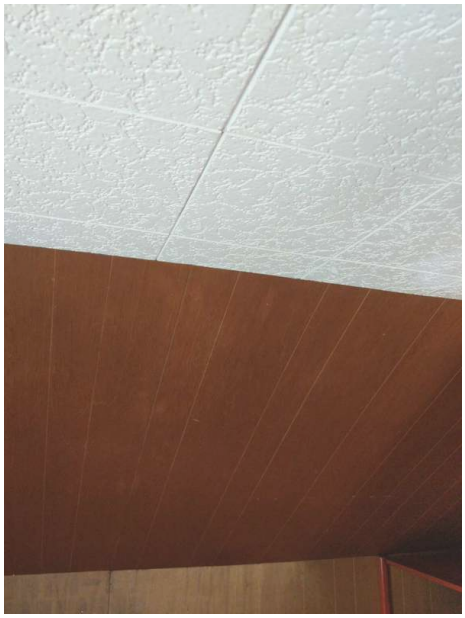
Interior Doors: Doors

Walls: Wall Material

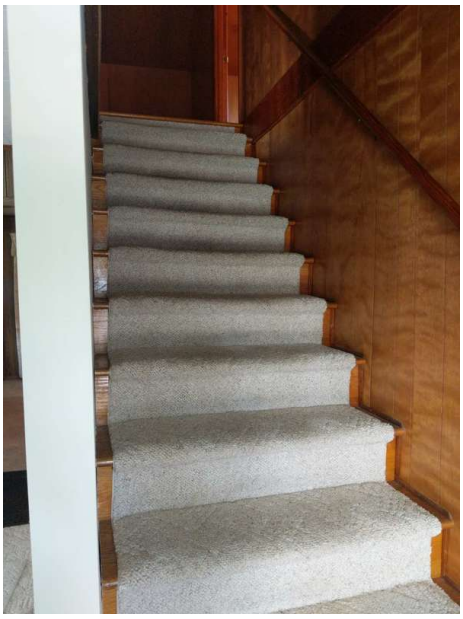
Drywall, Paneling

Ceilings: Ceiling Material

Ceiling Tiles, Drywall, Panel



Steps, Stairways & Railings: **Stairs and Railing**



Countertops & Cabinets: **Countertop Material**

Composite

Countertops & Cabinets: **Cabinetry**

Wood

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.

Disclaimer - Thermal Imaging

Thermal Imaging Disclaimer

Thermal images included in this inspection report are provided as a courtesy, are limited to certain portions of the home and should not be considered as part of a full-home thermal imaging inspection. The inspector chooses the portions of the home to be scanned or photographed and photographs are included in the report at the Inspector's sole discretion.

Exterior Doors: **Exterior Entry Door**

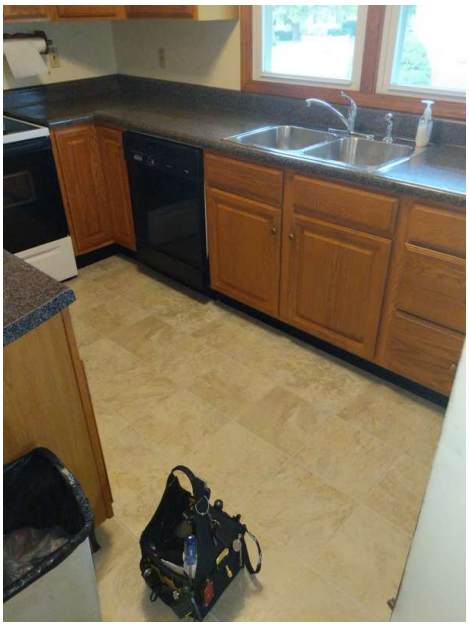
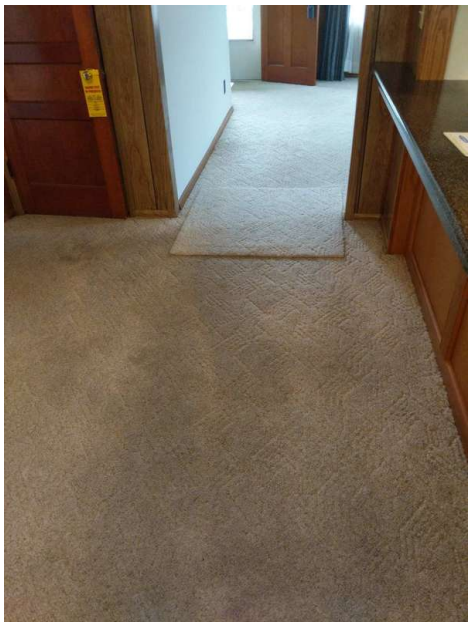
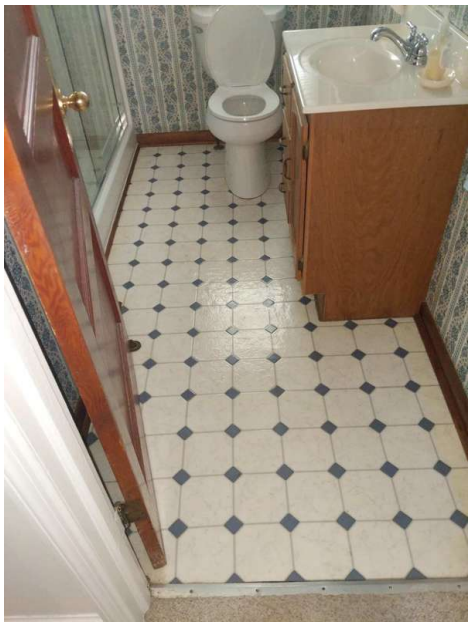
Steel, Glass, Wood

Windows: Window Type

Double-hung, Single Pane, Sliders



Floors: Floor Coverings
Carpet, Linoleum, Hardwood


Observations

9.1.1 Interior Doors

DIY / Monitor / Maintenance Item

COSMETIC DAMAGE / DEFECT

Observed damage or defect in door that did not impede functionality of the door.

Recommendation

Contact a handyman or DIY project

2nd Floor West Bedroom

9.1.2 Interior Doors

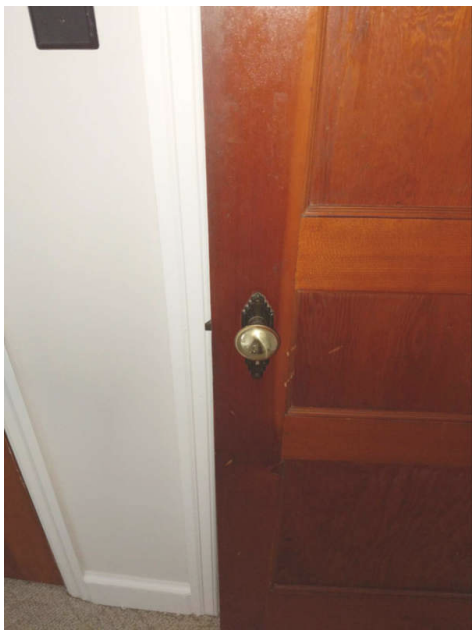
DIY / Monitor / Maintenance Item

DOOR LATCH ALIGNMENT

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

Recommendation

Contact a handyman or DIY project



North Bedroom

9.3.1 Windows

DIY / Monitor / Maintenance Item

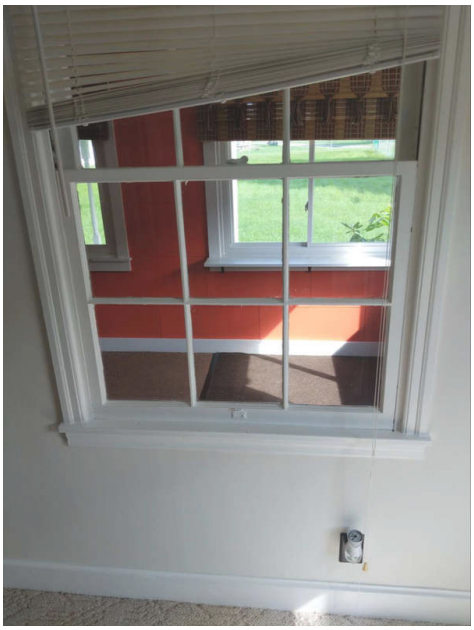
PAINTED SHUT

One or more windows are painted shut. Recommend windows be restored to functional use.

Recommendation

Contact a handyman or DIY project


Dining Room


North Bedroom

9.3.2 Windows

DIY / Monitor / Maintenance Item

TRIM NEEDED SEALANT / CAULKING

Window trim had gaps that should be filled with an appropriate sealant by a qualified contractor to help prevent moisture and insect entry.

Recommendation

Contact a handyman or DIY project

9.3.3 Windows

DIY / Monitor / Maintenance Item

SCREEN DAMAGED

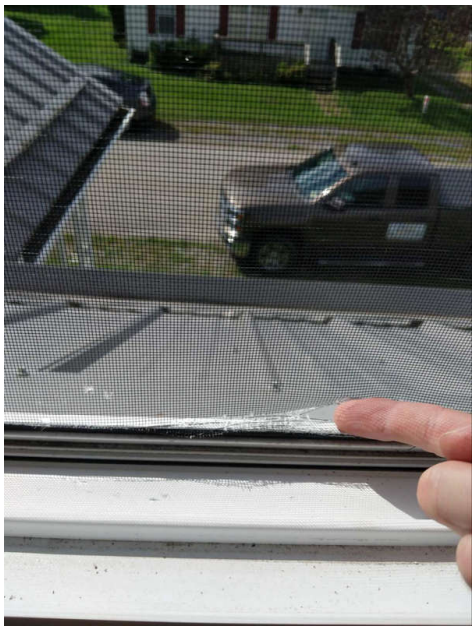
Recommend replacing screen.

Here is a quick video I made to show how to do this.

Replacing a screen

Recommendation

Contact a handyman or DIY project



2nd Floor West Bedroom

9.6.1 Ceilings

Recommend Repair or Replace

EVIDENCE OF WATER INTRUSION

Ceiling structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation

Contact a qualified professional.

2nd Floor West Bedroom

2nd Floor West Bedroom

2nd Floor East Bedroom

9.7.1 Steps, Stairways & Railings

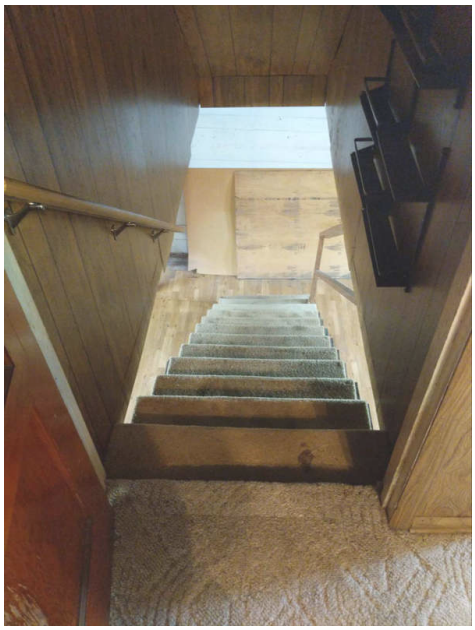
Recommend Repair or Replace

NOT CONTINUOUS

A handrail at this staircase did not comply with generally-accepted current standards which require that handrails be continuous over the full length of the flight of stairs from top riser to bottom riser. For safety reasons, the Inspector recommends that the handrail be altered or replaced to protect the entire staircase.

Recommendation

Contact a qualified professional.



Basement

9.7.2 Steps, Stairways & Railings

Recommend Repair or Replace

STAIRCASE UNSTABLE

At the time of the inspection, the staircase moved excessively when tested. The Inspector recommends additional support or fasteners be installed by a qualified contractor.

Recommendation

Contact a qualified professional.

10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP
10.1	General	X		
10.2	Attic Insulation	X		
10.3	Ventilation	X		
10.4	Exhaust Systems			X

IN = Inspected NI = Not Inspected NP = Not Present

Information

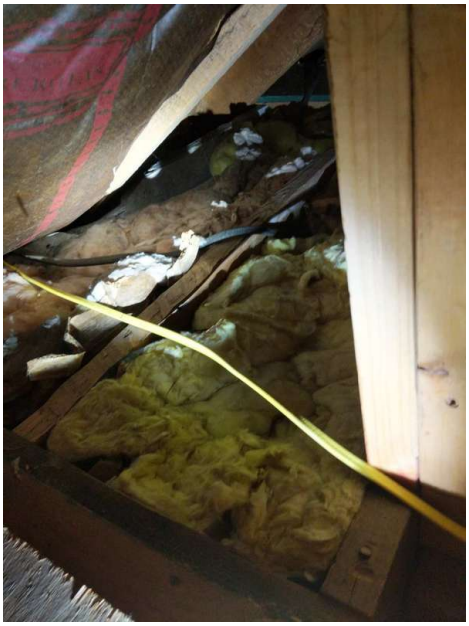
Attic Insulation: Insulation Type
Batt

Ventilation: Ventilation Type
Gable Vents

Exhaust Systems: Exhaust Fans
None

General: Attic Access Location
Wall Hatch

Attic Insulation: **Estimated R-Value**
Undetermined



Limitations

General

LIMITED ACCESS

Not all areas of the attic were accessable due to style of home and could not be inspected.

Observations

10.4.1 Exhaust Systems

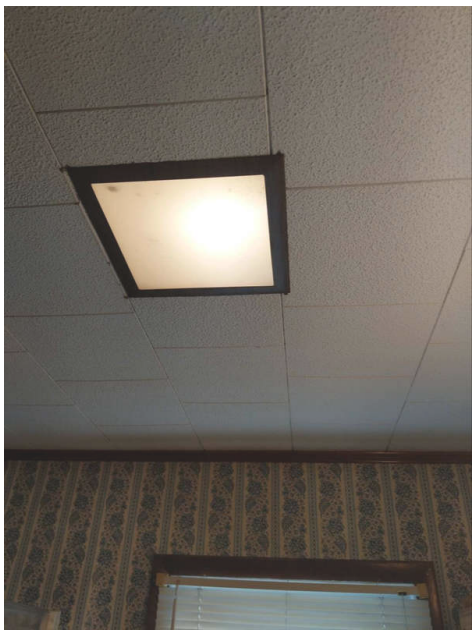
Recommend Repair or Replace

BATHROOM - NO VENTILATION

No room ventilation was provided for this bathroom at the time of the inspection. To avoid poor conditions resulting from excessively moist air, The Inspector recommends installation of an exhaust fan by a qualified contractor.

Recommendation

Contact a qualified professional.



Bathroom

11: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

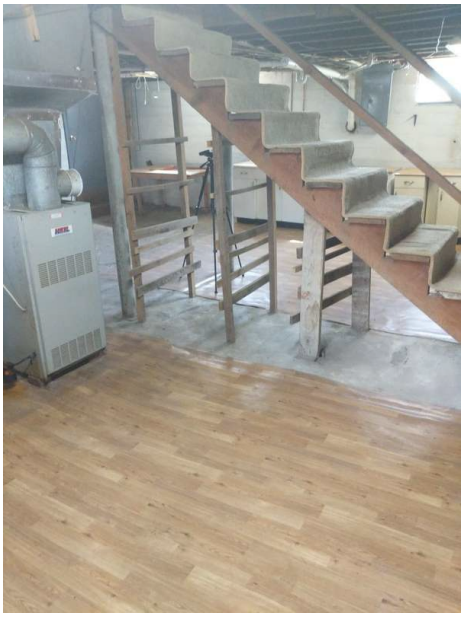
		IN	NI	NP
11.1	Foundation	X		
11.2	Basements & Crawlspaces	X		
11.3	Vapor Retarders (Crawlspace or Basement)			X
11.4	Floor Structure	X		
11.5	Wall Structure	X		

IN = Inspected NI = Not Inspected NP = Not Present

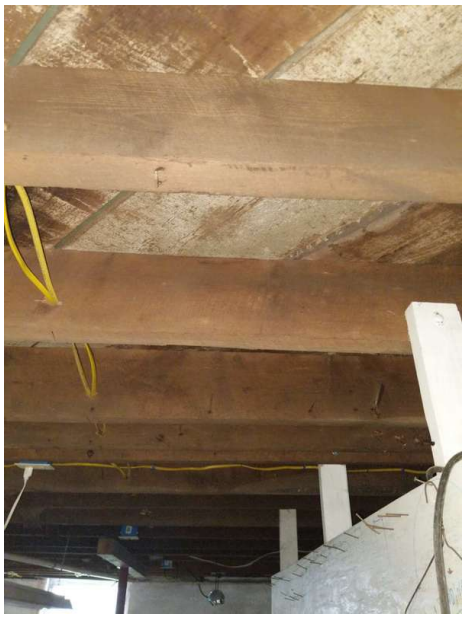
Information

Foundation: Material
Masonry Block

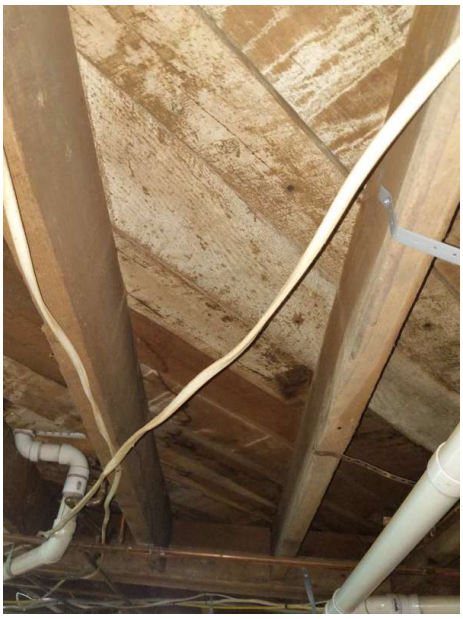
Basements & Crawlspaces: Basement



Floor Structure: Material - House Flooring Support System
Wood Joists



Floor Structure: Sub-floor
Plank



Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Flooring Insulation
None

Wall Structure: Wall Structure

Inspection Method
Infrared, Visual, 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.

Observations

11.1.1 Foundation

WALL(S) BOWING/LEANING

Immediate Attention / Safety Hazard

Foundation wall is bowing and/or leaning. It does appear that repairs have been made. These show signs of being older repairs with no signs of movement since the repairs. Accurate determination of the cause or future potential of this condition lies beyond the scope of the General Home Inspection. Consider evaluation by a structural engineer or qualified contrator to more accurately determine the cause, the likelihood of future damage and to discuss the need and options for repair.

Recommendation

Contact a qualified structural engineer.

West

South

East

Basement

Basement