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Page 1

Happy Homeowner

Confidential Inspection Report

999 Easy Street

Big Town VA 12345

12/22/2023



Prepared For:
Happy Homeowner

Inspector:
Stephen A. Midkiff
VA Lic. # 3380001328 (Expires 6/30/2024)
VA NRS Lic. # 338000328
InterNACHI Member # 18032217

This report is the exclusive property of the inspection company and the client whose name appears above and use of this report by any unauthorized persons is prohibited.

Inspection Contents

GENERAL INFORMATION	10
SITE	10
STRUCTURAL	13
ROOF & ATTIC	19
ELECTRICAL SYSTEMS	25
HVAC	29
LIVING SPACES	33
BEDROOMS	37
BATHROOMS	38
KITCHEN	40
LAUNDRY	43
PLUMBING SYSTEM	44
FOUNDATION	48

KEY FOR CATEGORIES USED IN REPORT:

ORIENTATION: All directions (front, left side, right side) are from the viewpoint of someone facing the structure from the front.

URGENT - Items in **IMMEDIATE NEED** of repair or replacement because they presented a serious safety or health hazard or could cause damage to other components if not corrected promptly.

ACTION - REPAIR - Items not functional at time of inspection or needing prompt repair or replacement due to missing parts, damage, or deterioration.

ATTENTION - MONITOR - Items that appeared functional at time of inspection, but due to age or general condition should be monitored closely for need of future repair or replacement. Proper maintenance and planning for eventual replacement should be a part of the monitoring process. Predicting the remaining life expectancy of any item or component is beyond the scope of this inspection.

ATTENTION - RECOMMEND - This comment is used when an item or component may not be required but installation or addition of the item or component would enhance occupant health and safety. An example would be recommending installation of GFCI outlets in an older home built before GFCI outlets were required.

Thermal imaging may be used during the inspection to check for water leaks, electrical issues, or other conditions. Any use of thermal imaging is limited to those areas or components noted and does not imply that a whole-house thermal scan was conducted.

Repairs, installations and modifications should be made by qualified licensed professionals (contractors or handymen) with specific experience in the area or item of concern. The inspector's comments were based on the condition and appearance of the item or component at the time of inspection, and should not be taken as an engineering analysis or



rendering of an expert opinion.

This summary page is not the entire report. The complete report contains additional information and photographs of our observations. **Please read the entire report carefully.** For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Sunday, December 24, 2023

Inspection Site



999 Easy Street
Big Town VA 12345

Thank you for choosing Premier Inspections LLC to perform your home inspection. The inspection of the above property was a visual, non-invasive inspection that documented the visible condition of the property on the date of inspection only. This was not a code inspection or a "pass / fail" inspection. We made every effort to find and report on all defects and issues but we cannot be responsible for hidden or concealed defects. This report is not a warranty or an insurance policy.

Some of the comments in this report may exceed the minimum required standards set by the Commonwealth of Virginia, and are made to give you as much information as possible about the structure. We will only exceed the minimum Standards of Practice when we can reasonably do so without exceeding our experience, knowledge, or skill levels. There should be no expectation that the minimum Standards of Practice will be exceeded for every area of the inspection. Any evaluation or repairs should be made by properly qualified and licensed contractors. We accept no liability for any repairs or modifications made by unqualified or unlicensed persons.

SUMMARY

IMPORTANT: The Summary is not the entire report. Please read the entire report carefully. We do not determine which items will be included on any repair list or will be included in any negotiations. That is decided between you and your real estate agent.

SITE

Site:

Grading & Drainage:

ACTION - REPAIR: Recommend correction by qualified licensed landscaper or grading contractor. Soil surface

was flat or was sloped towards structure (negative grade). Poor grading could allow water to drain towards the structure or collect around the foundation walls and cause foundation or structural issues. Recommended ground slope away from the foundation is at least 1/2 inch per foot for a minimum of 6 feet. If proper ground slope cannot be achieved, it may be necessary to install a swale (see attached graphic).

Shrubbery:

ACTION - REPAIR: Shrubbery in contact with siding or structure. Trim shrubbery so there is an 8 - 12-inch gap between shrubbery and siding to prevent siding damage.

Retaining Walls:

Condition:

ACTION - REPAIR: Recommend repair by qualified licensed contractor with retaining wall experience. Damage to wall surface in left rear corner.

STRUCTURAL

Structural:

Siding Condition:

ACTION - REPAIR: Recommend repair by qualified licensed contractor to prevent water intrusion and structural damage. Missing siding at left front.

Porch / Stoop:

Entry Door Frame, Trim & Flashing:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Wood rot. Moisture meter showed 17% moisture level. Lower right corner of door frame / trim.

Deck:

Deck Surface:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Painting or staining needed to prevent deterioration and weather damage.

Chimney:

Cap:

ACTION NEEDED - REPAIR - Recommend repair by a qualified licensed contractor to prevent water intrusion and moisture damage to the chimney stack. Masonry cap cracked, broken or deteriorated.

Rain Hat:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. No rain hat installed, open flue.

Fireplace:

Firebox:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Damaged, loose or missing mortar in firebox. Heavy creosote build-up.

ROOF & ATTIC

Roofing:

Roof Covering Condition:

ACTION - REPAIR: Recommend repair by qualified licensed roofing contractor to prevent water intrusion and roof / structural damage. Damaged shingle(s).

Flashing:

ACTION - REPAIR: Recommend repair by qualified licensed roofing contractor to prevent water intrusion and roof

/ structural damage. Kickout flashing improperly installed. Kickout flashing should turn at about a 120-degree angle to direct water away from the structure and into the gutters. Left front.

Downspouts:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Downspout extension needed to direct water away from the structure. Lack of downspout extensions could allow water to collect around the foundation walls and cause foundation and moisture issues (see attached graphic).

ELECTRICAL SYSTEMS

Main Service Panel:

Panel Condition:

ACTION - REPAIR: Recommend prompt repair by qualified licensed electrician. Double taps (more than one wire connected to a single lug on a circuit breaker designed for only one wire connection). This could allow the wiring to overheat. 15-amp breaker , 3rd down on left side.

Electrical Outlets:

Living Room:

ACTION - REPAIR: Recommend repair by a qualified licensed electrician. Hot / neutral reverse (reverse polarity - improper wiring).

LIVING SPACES

Living Room:

Electrical Outlets:

ACTION - REPAIR: Recommend repair by a qualified licensed electrician. Hot / neutral reverse (reverse polarity - improper wiring).

BEDROOMS

Bedroom #1:

Interior Entry Door:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Door latch or strike plate needed adjustment so door will close properly.

Windows:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Broken thermal seal (window glass had a clouded appearance).

BATHROOMS

Bathroom #1:

Faucets:

ACTION - REPAIR: Recommend repair by qualified licensed contractor or plumber. Faucet aerator missing or badly deteriorated. Hot water spraying out of the faucet could hit someone in the face or come in contact with an electrical outlet or light fixture.

Sink & Drain Fixtures:

ACTION - REPAIR: Recommend repair by qualified licensed plumber. Active water leak.

KITCHEN

Kitchen Appliances:

Dishwasher:

ACTION - REPAIR: Recommend repair by qualified licensed appliance technician. No air gap or high loop on drain line. An air gap or high loop is needed to prevent waste water from cycling back into the dishwasher.

Range/Oven:

ACTION - REPAIR: Recommend repair by qualified licensed appliance technician. No anti-tip bracket installed on free-standing range or oven. An anti-tip bracket prevents the unit from tipping over if weight is placed on the open oven door. See attached graphic.

PLUMBING SYSTEM

Water Heater:

TPR Discharge Pipe:

ACTION - REPAIR: Recommend repair by qualified licensed plumber. TPR discharge routed to crawl space. The TPR discharge pipe should be routed to a visible, conspicuous location where it can be monitored.

FOUNDATION

Crawlspace:

Joists & Subfloor:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Damaged subfloor. Hole or opening in subfloor. Holes or openings should be properly sealed to prevent insect intrusion and energy loss. Visible portions of subfloor otherwise appeared functional and in good condition at time of inspection.

Sill Plate & Rim Joist:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Moisture damage on subfloor & sill plate or rim joist. Rear under entry door from deck into living room. Moisture meter showed 22.1 % moisture level, wood felt damp when touched. Visible portions of the sill plate and rim joist otherwise appeared functional and in good condition at time of inspection.

Structural Support Condition:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Dry stacking (no mortar between cinder blocks) in masonry support pier. Dry-stacked support piers could shift or collapse when load weight is placed on them. Located under main beam near front of crawlspace.

Organic Growth/WDO/Pest

ACTION NEEDED - Evidence of possible wood-destroying organisms. Damage to several joists near front of crawlspace. Recommend further investigation by a qualified licensed pest control contractor prior to final closing. Heavy organic growth on several joists near right rear corner. Recommend further investigation by a licensed qualified mold contractor prior to final closing.

SITE

Driveways and Walkways

Driveway Condition:

ATTENTION - MONITOR: Monitor closely for change in condition and need of repair by qualified licensed contractor. Minor cracking.

Walkway Condition:

ATTENTION - MONITOR: Monitor closely for change in condition and need of repair by qualified licensed contractor. Minor uplifting in walkway surface.

LIVING SPACES

Living Room:

Ceiling:

ATTENTION - MONITOR: Monitor closely for change in condition and need of repair by qualified licensed contractor. Ceiling stain. Stain appeared to be dried and was scanned with FLIR camera. No evidence of ceiling

damage or active water leak at time of inspection.

Walls:

ATTENTION - MONITOR: Monitor closely for change in condition and need of repair by qualified licensed contractor. Typical cracking that appeared consistent with normal settlement.

Carbon Monoxide Detector:

ATTENTION - RECOMMEND: No CO2 detector installed. Recommend installing CO2 detectors in rooms where fireplaces are located. They are required outside each sleeping room in new homes with fuel-fired appliances or attached garages. CO2 detectors are also required in existing homes when work requiring a permit is performed.

BEDROOMS

Bedroom #1:

Floor:

ATTENTION - MONITOR: Monitor closely for change in condition and need of repair by qualified licensed contractor. Minor sloping.

Carbon Monoxide Detector:

ATTENTION - RECOMMEND: No CO2 detector installed. Recommend installing CO2 detectors in rooms where fireplaces are located. They are required outside each sleeping room in new homes with fuel-fired appliances or attached garages. CO2 detectors are also required in existing homes when work requiring a permit is performed.

LAUNDRY

Laundry:

Washer Pan:

ATTENTION - RECOMMEND: No washer pan installed. Whenever washing machine is located on a finished surface, a washer pan should be installed under the washer to prevent damage caused by an overflow or leak. Recommend installation of a washer pan by a qualified licensed contractor.

PLUMBING SYSTEM

Water Service / Waste Disposal / Plumbing:

Water Piping Condition:

ATTENTION - MONITOR: Monitor closely for change in condition and need of repair by qualified licensed plumber. Some early versions of polybutylene piping developed leaks because of defects with the pipe material. No evidence of leaking at time of inspection.

Waste Line Materials & Condition:

ATTENTION - MONITOR - Monitor closely for change in condition and need of repair by qualified licensed plumber. Cast iron waste pipe with minor corrosion or deterioration. No evidence of leaking at time of inspection. Predicting if the piping may leak in the future is beyond the scope of this inspection. PVC waste piping appeared functional with no evidence of leaking at time of inspection.

We appreciate your trust and your business. Please call us if you have any questions or need clarification of your report.

Sincerely,

Stephen Midkiff



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GENERAL INFORMATION

Client & Site Information:

Inspection Date: December 22, 2023.	Inspection Type: Buyer.	Client: Happy Homeowner.	Inspection Site: 999 Easy Street, Big Town, VA 12345.
In Attendance: Client's agent. Client.	Inspection Start Time: 11:00 am.	Inspection End Time: 2:15 pm.	

Building Characteristics:

Year Built: 1976.	Structure Type: Single-family home.	Stories: 1	Occupied: No.
Utility Services: All utilities on at time of inspection.	Main Entry Faces: West.		

Climatic Conditions:

Weather: Clear.	Soil Conditions: Damp.	Outside Temperature (F): 30-40.
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REPORT LIMITATIONS

Definitions and Scope: A home inspection is a visual, non-invasive examination of the accessible areas of a residential property. The home inspection is based on the observations made on the date of inspection and is not a prediction of future conditions. The home inspection will not reveal every issue that exists or ever could exist, but only those issues observed on the date of the inspection. Home inspection Standards of Practice are listed at the beginning of each area. A link is also available on our website.

Limitations & Exceptions: (1) An inspection is not technically exhaustive and will not identify concealed or latent defects (2) An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc. (3) An inspection will not determine the suitability of the property for any use, or determine the market value of the property or its marketability (4) An inspection does not determine the insurability of the property (5) An inspection does not determine the advisability or inadvisability of the purchase of the inspected property. Making the decision to purchase or not to purchase is strictly the responsibility of the client (6) An inspection does not determine the life expectancy of the property or any components or systems therein (7) An inspection does not include items not permanently installed. (8) Any estimates provided are for information only and may not reflect the actual cost to repair or replace. The inspector(s) do not assume or accept any liability for any differences between the actual cost to repair or replace and the estimates provided.

Exclusions: The inspector is not required to determine: (1) Property boundary lines or encroachments (2) The condition of any component or system that is not readily accessible (3) The service life expectancy of any component or system (4) The size, capacity, BTU, performance or efficiency of any component or system (5) The cause or reason of any condition (6) The cause for the need of correction, repair or replacement of any system or component (7) Future conditions (8) Compliance with codes or regulations (9) The presence of evidence of rodents, birds, bats, animals, insects, or other pests (10) The presence of mold, mildew or fungus (11) The presence of airborne hazards, including radon (12) Air quality (13) The existence of environmental hazards, including lead paint, asbestos or toxic drywall (14) Hazardous waste conditions. Additional exclusions for individual areas or components may be found in the report section and comments for that area or component.

SITE

SITE

The inspector will inspect: (1) vegetation (2) surface drainage (3) retaining walls (4) and grading of the property.

The inspector is not required to inspect or identify: (1) geological, geotechnical, hydrological or soil conditions (2) erosion-control or earth-stabilization measures (3) underground utilities or other underground items (4) drainfields or dry wells, (5) public sewers or private septic systems. We may comment on the appearance or condition of visible components of these systems, but any comments do not constitute a detailed inspection or certification that the system is functioning properly.

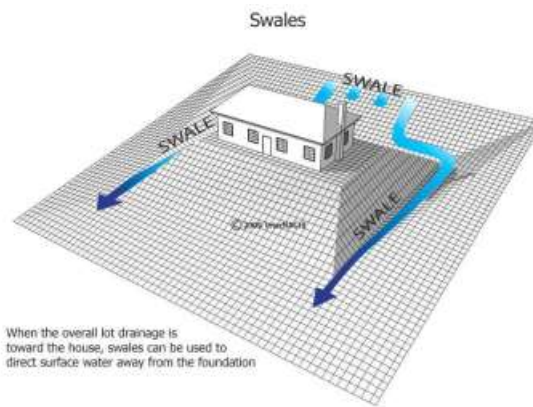
Site:

Grading & Drainage:

ACTION - REPAIR: Recommend correction by qualified licensed landscaper or grading contractor. Soil surface was flat or was sloped towards structure (negative grade). Poor grading could allow water to drain towards the structure or collect around the foundation walls and cause foundation or structural issues. Recommended ground slope away from the foundation is at least 1/2 inch per foot for a minimum of 6 feet. If proper ground slope cannot be achieved, it may be necessary to install a swale (see attached graphic).



Front yard slopes towards house



Yard & Grounds:

Yard and grounds appeared to be in good condition.

Shrubbery:

ACTION - REPAIR: Shrubbery in contact with siding or structure. Trim shrubbery so there is an 8 - 12-inch gap between shrubbery and siding to prevent siding damage.



Right rear corner

Trees:

Trees on-site appeared alive and in good condition.

Driveways and Walkways

Driveway Material:

Concrete.

Driveway Condition:

ATTENTION - MONITOR: Monitor closely for change in condition and need of repair by qualified licensed contractor. Minor cracking.

Walkway Material:

Concrete.

Walkway Condition:

ATTENTION - MONITOR: Monitor closely for change in condition and need of repair by qualified licensed contractor. Minor uplifting in walkway surface.



Minor uplifting in front walkway

Retaining Walls:

Location:

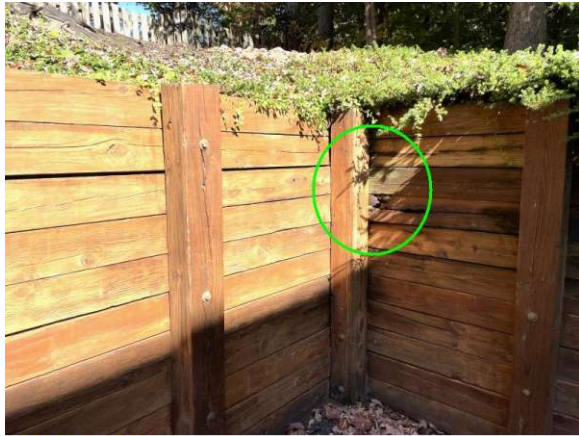
Rear.

Material:

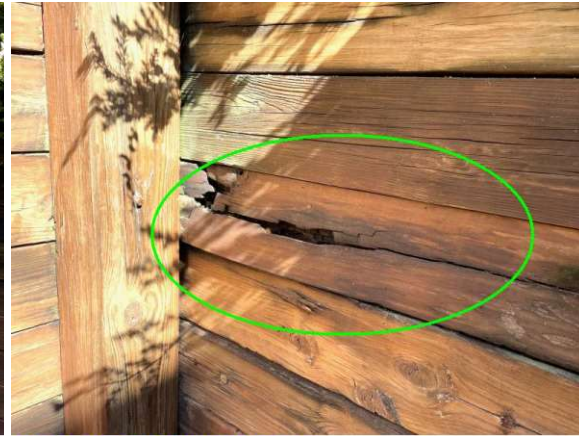
Stacked railroad ties.

Condition:

ACTION - REPAIR: Recommend repair by qualified licensed contractor with retaining wall experience. Damage to wall surface in left rear corner.



See close-up



Close-up of damaged area

Anchoring:

No anchoring system visible. Exterior appearance and condition of the retaining wall appeared to indicate that some form of anchoring was installed.

Fuel Oil Tanks:

No visible above-ground evidence of fuel oil tank, such as fill or breather pipes, oil-fired appliances, oil lines, etc. on the property on date of inspection.

STRUCTURAL

STRUCTURAL

The inspector will inspect: (1) exterior wall-covering materials (2) eaves, soffits and fascia, (3) readily accessible doors and windows (3) visible flashing and trim (4) adjacent walkways and driveways (5) stairs, steps, stoops, stairways and ramps (6) porches, patios, decks, balconies and carports (7) railings, guards and handrails. **The inspector will report as needing correction or repair:** Any improper spacing between intermediate balusters, spindles and rails.

The inspector is not required to inspect: (1) recreational facilities or playground equipment (2) seawalls, break walls or docks (3) for presence of safety-type glass (6) solar, wind or geothermal systems (7) swimming pools or spas (8) wastewater treatment systems, septic systems or cesspools (9) irrigation or sprinkler systems (10) drain fields or dry wells.

Wall cracks 1/4 inch or wider, cracks that are active, or cracks wider at the top than at the bottom may all be indications of a structural issue.

FIREPLACE

The inspector will inspect: (1) readily accessible and visible portions of the fireplaces and chimneys (2) lintels above the fireplace openings (3) damper doors by opening and closing them, if readily accessible and manually operable (4) cleanout doors and ash pits. We will describe the type of fireplace and fuel. We will report as needing repair or correction any of the following (1) evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers (2) manually operated dampers that did not open and close (3) the lack of a smoke detector in the same room as the fireplace (4) the lack of a carbon monoxide detector in the same room as the fireplace (5) cleanouts not made of metal, pre-cast cement, or other non-combustible material.

The inspector is not required to: (1) inspect the flue or vent system (2) inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels (3) determine the need for a chimney sweep (4) operate gas fireplace inserts (5) light pilot flames (6) determine the appropriateness of any installation (7) inspect automatic fuel-fed devices (8) inspect combustion and/or make-up air devices (9) inspect heat-distribution assists, whether gravity-controlled or fan-assisted (10) ignite or extinguish fires (11) determine the adequacy of drafts or draft characteristics (12) move fireplace inserts, stoves or firebox contents (13) perform a smoke test (14) dismantle or remove any component (15) perform a National Fire Protection Association (NFPA)-style inspection (16) perform a Phase I fireplace and chimney inspection.

NOTE: We recommend having a comprehensive Level 2 chimney and fireplace inspection performed by a licensed qualified chimney sweep or other qualified contractor prior to first use of the fireplace.

Structural:

Structural Views:



Siding Material(s):
Vinyl.

Siding Condition:
Siding appeared functional with following exception: **ACTION - REPAIR:** Recommend repair by qualified licensed contractor to prevent water intrusion and structural damage. Missing siding at left front.



Missing siding at left front

Soffit, Eaves, Fascia & Rake Boards:

Soffit and eaves appeared functional and in good condition. Fascia and rake boards appeared functional and in good condition.

Windows:

Double hung.

Earth-to-Siding Clearance:

Earth-to-siding clearance appeared to be adequate.

Porch / Stoop:

Location:

Front.

Material:

Concrete. Wood.

Attachment & Flashing:

Attachment or flashing not visible.

Steps & Handrails:

Steps appeared functional and in good condition.

Railings:

Railings appeared functional, in good condition, and securely attached. Spacing between balusters was 4" (this is to prevent small children from getting caught between the balusters).

Light Fixtures:

Light fixture appeared to be properly mounted, was functional and in good condition at time of inspection.

Screen/Storm Door:

Storm or screen door installed. Door appeared functional and in good condition.

Entry Door Frame, Trim & Flashing:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Wood rot. Moisture meter showed 17% moisture level. Lower right corner of door frame / trim.



Wood rot / High moisture content

Walking Surface & Walls:

Walking surface appeared functional and sloped to direct water away from structure. Walls around porch / stoop slab appeared functional and in good condition.

Deck:

Material:

Wood.



Support Posts:

Above-ground portion of the support posts appeared functional and in good condition at time of inspection. The inspector probed the bottoms of the support posts for indications of wood rot below the surface. Support posts were set in soil.



Probing bottoms of support posts

Deck Framing:

Framing and joists appeared functional and in good condition.

Deck Attachment & Flashing:

Deck appeared to be properly connected to deck ledger or rim joist. Ledger board appeared to be proper size and did not appear to be attached to any cantilevered projections such as a bay window.

Steps & Handrails:

Steps appeared functional and in good condition. Handrail(s) securely mounted and fully graspable.

Support Posts & Railings:

Railings appeared functional, in good condition, and securely attached. Spacing between balusters was 4" (designed to prevent small children from getting caught between the balusters).

Deck Surface:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Painting or staining needed to prevent deterioration and weather damage.



Paint / stain deck surface

Light Fixtures:

Light fixture appeared to be properly mounted, was functional and in good condition at time of inspection.

Screen/Storm Door:

Storm or screen door installed. Door appeared functional and in good condition.

Entry Door Frame, Trim & Flashing:

Entry door frame and appeared functional and in good condition as viewed from the exterior. See comments for Crawlspace section regarding moisture issue / wood damage and possible flashing issue.

Chimney:

Location:

Right side.

Material:

Brick and mortar.

Condition:

Chimney appeared functional and in good condition as viewed from the exterior.

Cap:

Masonry. **ACTION NEEDED - REPAIR** - Recommend repair by a qualified licensed contractor to prevent water intrusion and moisture damage to the chimney stack. Masonry cap cracked, broken or deteriorated.



Missing / damaged mortar on chimney cap

Rain Hat:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. No rain hat installed, open flue.

Chimney Height and Clearance:

Chimney should extend at least 3 feet above the roof or be at least 2 feet above any surface within 10 feet horizontally. This chimney appeared to meet height and clearance requirements.

Flashing:

Flashing appeared functional and in good condition.

Ash Pit:

Yes.

Fireplace:

Location:

Living room.



Fuel:
Wood.

Firebox:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Damaged, loose or missing mortar in firebox. Heavy creosote build-up.



Cracked / missing mortar in firebox



Creosote build-up at damper

Damper:

Flue damper appeared functional and in good condition. Damper clip installed.

Mantle:

Mantle installed and appeared functional and in good condition. Mantle appeared to meet the 12" minimum clearance above the firebox.

Hearth:

Hearth installed and appeared functional and in good condition. Hearth extended at least 16 inches in front of the firebox and at least 8 inches to either side.

Evidence of Drafting Problems:

DISCLAIMER: Lighting a fire to determine drafting capability was beyond the scope of this inspection. We recommend having a Level 2 chimney inspection by a licensed qualified chimney specialist to check for any drafting issues.

Flue Condition from Firebox:

The portion of the flue visible from the firebox appeared functional and in good condition.

ROOF & ATTIC

ROOF

The inspector will inspect from the ground level or eaves: (1) roof-covering materials (2) gutters and downspouts (3) vents, flashing, skylights, chimney, and other roof penetrations (4) the general structure of the roof from the readily accessible panels, doors or stairs. We will describe the type of roof-covering materials and report any observed indications of active roof leaks as being in need of repair.

The inspector is not required to: (1) get on any roof or walk on any roof surface (2) predict or estimate the remaining life expectancy of the roof covering (3) inspect underground downspout diverter drainage pipes (4) remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces (5) move insulation (6) inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments (7) warrant or certify the roof (8) confirm proper fastening or installation of any roof-covering material.

Lack of gutters, clogged gutters or gutters that are not draining properly can all contribute to foundation and structural issues as well as development of mold and moisture problems.

Minor sagging, bulging or rippling are usually from normal settlement of the house or aging and minor warping in the roof decking. Staining and moss and algae can reduce the water-shedding ability and shorten the life span of the roof covering. Major sagging or bulging could be from issues with the roof support system, movement in the foundation, or issues with the roof decking.

ATTIC & VENTILATION

The inspector will inspect: (1) insulation in unfinished spaces, including attics, crawlspaces and foundation areas (2) ventilation of unfinished spaces, including attics, crawlspaces and foundation areas (3) Mechanical exhaust systems in the kitchen, bathrooms and laundry area. We will describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. We will report as needing correction the general absence of insulation or ventilation in unfinished spaces.

The inspector is not required to: (1) enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard (2) move, touch or disturb insulation (3) move, touch or disturb vapor retarders (4) break or otherwise damage the surface finish or weather seal on or around access panels or covers (5) identify the composition or R-value of insulation material (6) activate thermostatically operated fans (7) determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring (8) determine the adequacy of ventilation.

Roofing:

Style:

Gable.

Slope:

Medium slope.

Inspection Method(s):

Extension pole with wireless digital camera attached. Binoculars from ground level. The entire roof surface was checked. Imbedded photos do not show the entire roof surface, only a sampling of various sections of the roof and any damage or issues observed.



Front slope



Rear slope



Rear slope



Rear slope

Material:

Architectural shingles.

Roof Covering Condition:

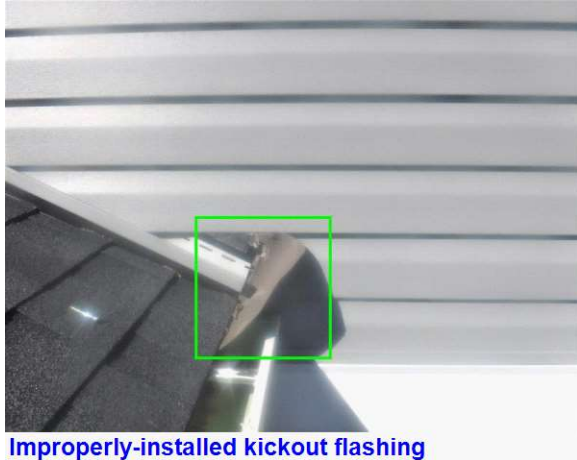
ACTION - REPAIR: Recommend repair by qualified licensed roofing contractor to prevent water intrusion and roof / structural damage. Damaged shingle(s).



Shingle damage / Right front

Flashing:

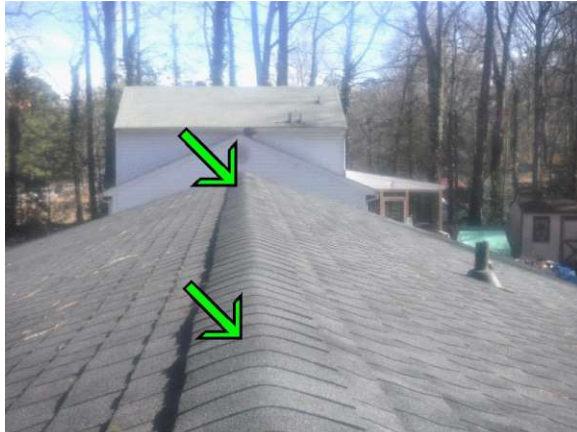
ACTION - REPAIR: Recommend repair by qualified licensed roofing contractor to prevent water intrusion and roof / structural damage. Kickout flashing improperly installed. Kickout flashing should turn at about a 120-degree angle to direct water away from the structure and into the gutters. Left front.



Improperly-installed kickout flashing

Ridges:

No evidence of sagging in ridgeline as viewed from the exterior.



No sagging in ridgeline

Gutters:

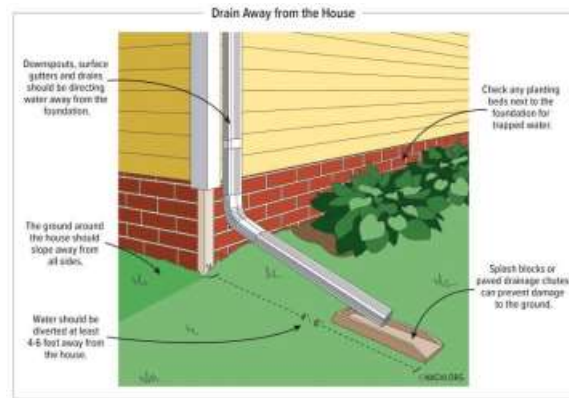
Gutters appeared functional and adequately sloped to carry water to the downspouts.

Downspouts:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Downspout extension needed to direct water away from the structure. Lack of downspout extensions could allow water to collect around the foundation walls and cause foundation and moisture issues (see attached graphic).

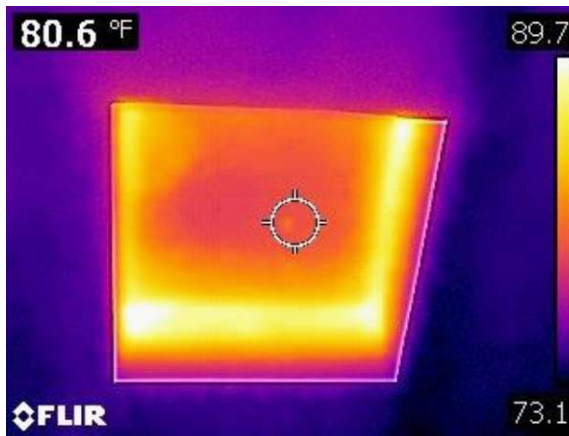


Extend downspout / Right rear



Skylights:

Skylights appeared functional and in good condition as viewed from the exterior. No exterior evidence of leaking at time of inspection. Predicting if the skylights may leak in the future is beyond the scope of this inspection. Interior portion scanned with FLIR camera, no evidence of leaking at time of inspection.



Skylight scanned with FLIR camera

Ventilation:

Type(s): Ridge. Soffit. Gable. Ventilation appeared functional and adequate as viewed from the exterior.

Roof Penetrations:

Roof penetrations appeared functional, in good condition, and tall enough to meet minimum height requirements.

Attic & Ventilation:

Access Location(s):

Hallway.

Access Type(s):

Pull-down ladder. Pull down ladder appeared functional and in good condition at time of inspection.

Method of Inspection:

Attic space inspected by entering.

Roof Framing & Bracing:

Truss system installed and appeared functional and in good condition.



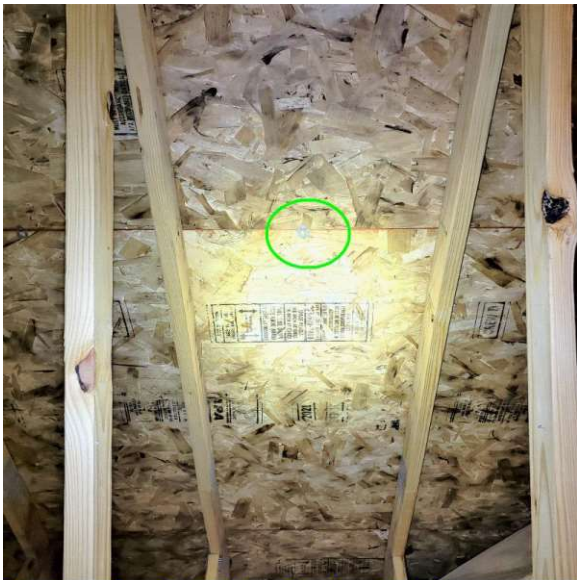
Portion of attic truss system



Portion of attic truss system

Roof Decking:

Oriented strand board (OSB). Ply clips ("H-clips") installed to prevent decking from sagging at the joints.



Portion of roof decking / H-clip circled

Walls:

Visible portions of attic walls appeared functional and in good condition.

Insulation:

Loose fiberglass. Insulation level appeared to be sufficient. Insulation not in contact with roof decking.



Portion of attic insulation (typical)

Evidence of Water Entry:

No evidence of water leaks or water damage in visible & accessible attic spaces at time of inspection. **NOTE:** The inspector's comments are based on conditions observed at time of inspection and do not constitute a certification or guarantee that water entry will not occur in the future.

Electrical Service:

GFCI-protected outlet installed. Outlet functioned properly and reset to same location. Light fixture installed. Functional at time of inspection.

Ventilation:

Attic ventilation appeared functional and adequate as viewed from the attic interior.

ELECTRICAL SYSTEMS

ELECTRICAL

The inspector will inspect: (1) the service drop (2) the overhead service conductors and attachment point (3) the service head, gooseneck and drip loops (4) the service mast, service conduit and raceway (5) the electric meter and base (6) the service-entrance conductors (7) the main service disconnect (8) panelboards and over-current protection devices (circuit breakers and fuses) (9) service grounding and bonding (10) accessible switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible (11) all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible (12) for the presence of smoke and carbon monoxide detectors. **The inspector will describe:** (1) amperage rating of the main service disconnect, if labeled (2) the type of wiring observed.

The inspector will report as needing correction or repair: (1) deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs (2) any unused circuit-breaker panel opening that was not filled (3) the presence of solid conductor aluminum branch-circuit wiring, if readily visible (4) any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall (5) the absence of smoke and/or carbon monoxide detectors.

The inspector is not required to: (1) operate electrical systems that are shut down (2) remove panelboard cabinet covers or dead fronts (3) operate or test smoke or carbon monoxide detectors or alarms (4) inspect, operate or test security, fire or alarm systems, (5) measure or determine the amperage or voltage of the main service equipment (6) inspect ancillary wiring or remote-control devices (7) inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices (8) verify the service

ground (9) inspect private or emergency electrical supply sources, including generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility (10) inspect spark or lightning arrestors (11) inspect or test de-icing equipment (12) conduct voltage-drop calculations (13) determine the accuracy of labeling (14) inspect exterior lighting (15) determine if electrical panels, breakers or any other electrical components are the subject of a manufacturer's recall.

Electrical Service:

Type & Condition:

Underground service connection (service lateral). Above-ground portion of the electrical service connection appeared functional and in good condition.

Service Meter:

200 amp. Meter base appeared serviceable. Meter seal was unbroken.



200 amp service meter

Main Service Ground Verified:

Inspector unable to locate main service ground wire or unable to verify if it was intact.

Attic & Ventilation:

GFCI-protected outlet installed. Outlet functioned properly and reset to same location. Light fixture installed. Functional at time of inspection.

Crawlspace:

No. Electrical service not required as no HVAC equipment was installed and the crawl space was not used for storage.

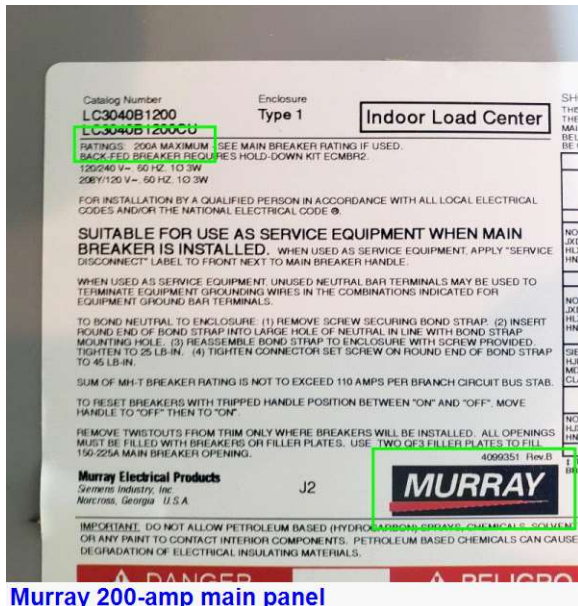
Main Service Panel:

Location:

Utility Area.

Panel Details:

Brand: Murray, Panel Rating: 200 amps. Devices: Circuit breakers.



Murray 200-amp main panel

Legend:

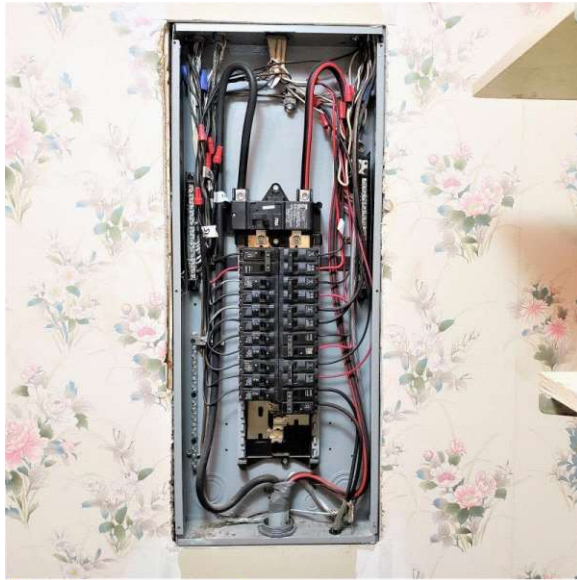
Breakers and appliances or areas they control were clearly marked. This inspection does not verify the accuracy of the legend.

Disconnect:

Type: Breaker. Location: Top of panel. Rating: 200 amp.

Panel Cover Removed:

Yes.



Panel cover removed

Entrance Cable Size:

4/0 aluminum (sized for 200 amp service).

Panel Wiring:

Copper. Multi-strand aluminum.

Panel Condition:

ACTION - REPAIR: Recommend prompt repair by qualified licensed electrician. Double taps (more than one wire connected to a single lug on a circuit breaker designed for only one wire connection). This could allow the wiring to overheat. 15-amp breaker, 3rd down on left side.



Double-tapped 15-amp breaker

Main Circuit Rating:

200 amp. **NOTE:** Determination of main circuit amperage is based on the lowest rating of any one of the following: (1) Incoming service entrance cable size (2) Service meter amperage (3) Main panel amperage rating (4) Main disconnect amperage rating. Calculating the electrical service load of the structure is beyond the scope of this home inspection.

Distribution Panel(s):

Location(s):

No visible distribution panels in this structure.

Branch Circuit Wiring:

Visible Branch Circuit Wiring:

Copper. Multi-strand aluminum.

Exterior Electrical Outlets & Wiring:

Front:

Outlet was GFCI-protected, functioned properly, and reset to the same location.

Ceiling Light:

Living Room:

Ceiling light functional and appeared to be in good condition.

Main Hallway:

Ceiling light was functional and appeared to be in good condition.

Dining Room:

Ceiling light functional and appeared to be in good condition.

Bedroom #1:

Ceiling light functional and appeared to be in good condition.

Kitchen Interior

Ceiling light was functional and appeared to be in good condition.

Laundry:

Ceiling light was functional and appeared to be in good condition.

Electrical Outlets:

Living Room:

ACTION - REPAIR: Recommend repair by a qualified licensed electrician. Hot / neutral reverse (reverse polarity - improper

wiring).



Improper wiring - Hot / neutral reverse

Main Hallway:

Outlets were tested and appeared functional and correctly wired and grounded.

Dining Room:

Outlets were tested and appeared functional and correctly wired and grounded.

Bedroom #1:

Outlets were tested and appeared functional and correctly wired and grounded.

Lighting:

Bathroom #1:

Lighting around the vanity mirror was functional and appeared to be in good condition.

Ground Fault Interrupt Outlets:

Bathroom #1:

GFCI (Ground Fault Circuit Interrupt) outlet installed. The outlet functioned properly and reset to the same location.

Kitchen Interior

GFCI (Ground Fault Circuit Interrupt) outlet installed. The outlet functioned properly and reset to the same location.

Laundry:

GFCI (Ground Fault Circuit Interrupt) outlet installed. The outlet functioned properly and reset to the same location.

HVAC

COOLING

The inspector will inspect or describe: (1) the cooling system, using normal operating controls (2) location of the thermostat for the cooling system and the cooling method. **The inspector will report as needing correction or repair:** (1) any system that did not

operate and if the cooling system was considered inaccessible as determined by the inspector at time of inspection.

The inspector is not required to: (1) determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system (2) inspect portable window units, through-wall units, or electronic air filters (3) operate equipment or systems if the circumstances are not conducive to safe operation or may damage the equipment (4) inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks (5) examine electrical current, coolant fluids or gases, or coolant leakage (6) Estimate the remaining service life expectancy of the HVAC cooling or heating units.

HEATING

The inspector will inspect or describe: (1) the heating system, using normal operating controls (2) location of the thermostat for the heating system (3) energy source (4) heating method. **The inspector will report as needing correction or repair:** (1) any heating system that did not operate and if the heating system was considered inaccessible as determined by the inspector at time of inspection.

The inspector is not required to: (1) inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems (2) inspect fuel tanks or underground or concealed fuel supply systems (3) determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system (4) light or ignite pilot flames (5) activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment (6) override electronic thermostats (7) evaluate fuel quality (8) verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks (9) measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

Determination of HVAC zones for multi-zone systems is beyond the scope of this home inspection. Temperature readings for heating and cooling functions are for information only and do not constitute a detailed expert assessment of the HVAC system.

Thermostat(s):

Condition:

Thermostat(s) appeared functional and in good condition.

Air Conditioning Unit:

Type:

Heat pump. Average service life expectancy of a heat pump / compressor is 12 - 15 years.

Brand & Age:

Brand: Lennox. Manufacture date (determined from data plate and manufacturer-provided information): 2020.



Maximum Breaker Size:

Maximum allowable breaker size as noted on data plate: 40 amps.

Condition of Unit:

Condenser cabinet, fins and visible internal components appeared functional and in good condition. Unit appeared level enough to function properly and was clear of obstructions that would block good air flow to the unit.

Service Disconnect:

Service disconnect located within sight of the HVAC unit and not more than 50 feet from the unit. The disconnect appeared functional and in good condition.

Electrical Connection:

Electrical line to the HVAC unit appeared functional, in good condition, and properly installed.

Insulation Wrap on Lines:

Insulation wrap appeared functional and in good condition.

Unit Tested:

Heating mode only due to outside temperature. We do not operate the heat pump or mini-split in cooling mode if the outside temperature is below 60 degrees at time of inspection, or has been below 60 degrees for an extended time immediately prior to the inspection to avoid damaging the compressor or other components of the system.

Condensate Management:

Primary Condensate Disposal:

Exterior / Right. Condensate disposal appeared functional, in good condition, and properly routed.

Secondary Condensate Disposal:

Drain pan under unit. Float switch (automatically shuts off unit if condensate line is blocked or drain pan is full).

Heating Unit:

Type and Location:

Air handler (heat pump). Location: Attic.



Air handler in attic

Brand & Age:

Brand: Lennox. Manufacture date (determined from data plate and manufacturer-provided information): 2020.

Maximum Breaker Size:

Maximum allowable breaker size as noted on data plate: 40 amps.

Fuel Source:

Electric.

Condition of Unit:

Cabinet appeared functional and in good condition. Drain pan under unit. Drain pan equipped with float switch and condensate drainage appeared functional. See additional comments in "Condensate Lines" section.

Service Disconnect:

Service disconnect located within sight of the heating unit and not more than 50 feet from the unit. The disconnect appeared functional and in good condition.

Electrical Connection:

Electrical line to the heating unit appeared functional, in good condition, and properly installed.

Insulation Wrap on Lines:

Insulation wrap appeared functional and in good condition.

Unit Tested:

Unit was tested and appeared to function properly.

Heating System Performance:

Heating System Temperature Readings:

Supply register(s): 114.2 / 120.7 / 131.0 / 125.2 degrees F. Taking temperature readings at registers in various parts of the house is a simplified way for the inspector to gauge the general efficiency of the heating system at the time of inspection. It is not the same as having an in-depth temperature check performed by a qualified licensed HVAC contractor. Based on the temperature readings, the heating system appeared to be providing adequate heat at time of inspection.



HVAC Ductwork:

Condition:

Ductwork appeared properly installed and supported. Ductwork was enclosed and the interior was not visible. No exterior evidence of damage or other issues. Exposed ductwork in unheated spaces was insulated.

LIVING SPACES

LIVING SPACES

The inspector will inspect or describe: (1) a representative number of doors and windows (2) floors, walls and ceilings (3) stairs, steps, landings, stairways and ramps (4) railings, guards and handrails. **The inspector will report as needing correction or repair:** (1) improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings (2) any window that was obviously fogged or displayed other evidence of broken seals (3) absence of smoke and / or carbon monoxide detectors.

The inspector is not required to: (1) inspect paint, wallpaper, window treatments or finish treatments (2) inspect floor coverings or carpeting (3) inspect central vacuum systems (4) inspect for safety glazing (5) inspect security systems or components (6) evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures (7) move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure (8) move suspended-ceiling tiles (9) Inspect or move any household appliances (10) operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards (11) operate any system, appliance or component that requires the use of special keys, codes, combinations or devices (12) operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights (13) inspect microwave ovens or test leakage from microwave ovens (14) operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices (15) inspect elevators (16) Inspect remote controls (17) inspect appliances (18) inspect items not permanently installed (19) inspect pools, spas or fountains (20) determine the adequacy of whirlpool or spa jets, water force, or bubble effects (21) determine the structural integrity or leakage of pools or spas (22) test or operate any smoke or carbon monoxide detectors.

Ceiling and wall cracks less than 1/4 inch wide and nail pops are usually from normal settlement or shrinkage of the construction materials, and are typically found in many homes. Ceiling and wall cracks 1/4 inch or wider may be an indication of movement or other structural issue.

Minor sagging, squeaking, bulging and sloping in floors are usually due to normal settlement or from the way the flooring was installed. Major sagging, bulging or sloping in floors are possible indications of movement or other structural issue.

Front Entry:

Front Door:

Entry door appeared functional and in good condition.

Door Bell:

Door bell installed and functioned properly.

Security:

Dead bolt lock installed and functioned properly. Peep hole installed.

Living Room:

Location:

Left front.

Exterior Entry Door:

Entry door appeared functional and in good condition.

Light Switches:

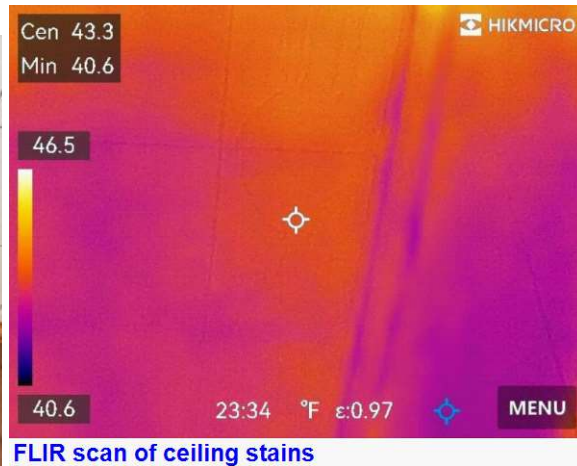
Light switches were functional and appeared to be in good condition.

Ceiling Light:

Ceiling light functional and appeared to be in good condition.

Ceiling:

ATTENTION - MONITOR: Monitor closely for change in condition and need of repair by qualified licensed contractor. Ceiling stain. Stain appeared to be dried and was scanned with FLIR camera. No evidence of ceiling damage or active water leak at time of inspection.



Walls:

ATTENTION - MONITOR: Monitor closely for change in condition and need of repair by qualified licensed contractor. Typical cracking that appeared consistent with normal settlement.



Windows:

Windows and associated hardware were functional and appeared to be in good condition.

Electrical Outlets:

ACTION - REPAIR: Recommend repair by a qualified licensed electrician. Hot / neutral reverse (reverse polarity - improper wiring).



Improper wiring - Hot / neutral reverse

Floor:

Floor covering material was laminate (vinyl or wood). Floor appeared functional and in good condition.

Closet(s):

All closets appeared functional and in good condition.

Heat Source:

Heat source installed. No return air vent located in this room. Entry door was undercut by 1/2" - 3/4" to allow adequate ventilation.

Smoke Detector:

Smoke detector installed. Testing of smoke detectors or determining if they are hard-wired is beyond the scope of a home inspection. We strongly recommend that upon taking possession of the property, you replace the batteries in all smoke detectors and test each one to ensure they are operational. Any older smoke detectors should be replaced promptly.

Carbon Monoxide Detector:

ATTENTION - RECOMMEND: No CO2 detector installed. Recommend installing CO2 detectors in rooms where fireplaces are located. They are required outside each sleeping room in new homes with fuel-fired appliances or attached garages. CO2 detectors are also required in existing homes when work requiring a permit is performed.

Main Hallway:

Light Switches:

Light switches were functional and appeared to be in good condition.

Ceiling Light:

Ceiling light was functional and appeared to be in good condition.

Ceiling:

Ceiling appeared functional and in good condition.

Walls:

Walls appeared functional and in good condition.

Floor:

Floor appeared functional and in good condition.

Electrical Outlets:

Outlets were tested and appeared functional and correctly wired and grounded.

Smoke Detector:

Smoke detector installed. Testing of smoke detectors or determining if they are hard-wired is beyond the scope of a home inspection. We strongly recommend that upon taking possession of the property, you replace the batteries in all smoke detectors and test each one to ensure they are operational. Any older smoke detectors should be replaced promptly.

Carbon Monoxide Detector:

Carbon monoxide detector installed. Testing of carbon monoxide detectors or determining if they are hard-wired is beyond the scope of a home inspection. We strongly recommend that upon taking possession of the property, you replace the batteries in all CO2 detectors and test each one to ensure they are operational. Any older CO2 detectors should be replaced promptly.

Dining Room:

Location:

Right rear.

Interior Entry Door:

Open doorway.

Light Switches:

Light switches were functional and appeared to be in good condition.

Ceiling Light:

Ceiling light functional and appeared to be in good condition.

Ceiling:

Ceiling appeared functional and in good condition.

Walls:

Walls appeared functional and in good condition.

Electrical Outlets:

Outlets were tested and appeared functional and correctly wired and grounded.

Floor:

Floor appeared functional and in good condition. Floor covering material was hardwood.

BEDROOMS

See Living Spaces section for Standards of Practice for inspecting bedrooms.

Bedroom #1:

Location:

Left rear.

Interior Entry Door:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Door latch or strike plate needed adjustment so door will close properly.

Light Switches:

Light switches were functional and appeared to be in good condition.

Ceiling Light:

Ceiling light functional and appeared to be in good condition.

Ceiling Fan:

Ceiling fan installed and was functional.

Ceiling:

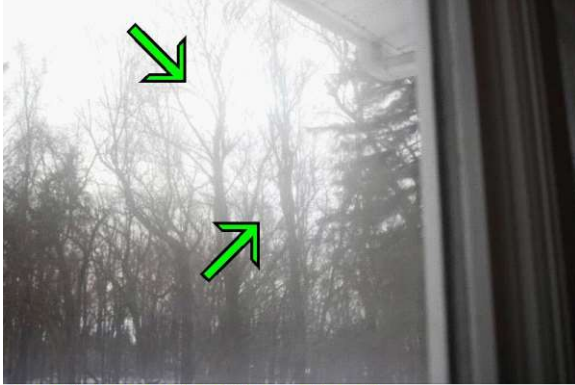
Ceiling appeared functional and in good condition.

Walls:

Walls appeared functional and in good condition.

Windows:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Broken thermal seal (window glass had a clouded appearance).



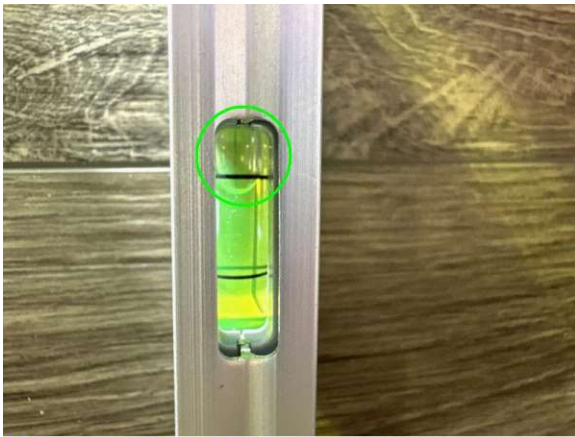
Clouded area / Lost thermal seal

Electrical Outlets:

Outlets were tested and appeared functional and correctly wired and grounded.

Floor:

ATTENTION - MONITOR: Monitor closely for change in condition and need of repair by qualified licensed contractor. Minor sloping.



Minor sloping in floor

Closet(s):

All closets appeared functional and in good condition. Closet was lighted.

Heat Source:

Heat source installed. Return air vent located in the room.

Smoke Detector:

Smoke detector installed. Testing of smoke detectors or determining if they are hard-wired is beyond the scope of a home inspection. We strongly recommend that upon taking possession of the property, you replace the batteries in all smoke detectors and test each one to ensure they are operational. Any older smoke detectors should be replaced promptly.

Carbon Monoxide Detector:

ATTENTION - RECOMMEND: No CO2 detector installed. Recommend installing CO2 detectors in rooms where fireplaces are located. They are required outside each sleeping room in new homes with fuel-fired appliances or attached garages. CO2 detectors are also required in existing homes when work requiring a permit is performed.

BATHROOMS

See Living Spaces and Plumbing sections for Standards of Practice for inspecting bathrooms.

Bathroom #1:

Type:

Primary bath.

Location:

Right middle.

Entry Door:

Entry door appeared functional and in good condition.

Linen Closet:

Closet appeared functional and in good condition. Closet was lighted.

Lighting:

Lighting around the vanity mirror was functional and appeared to be in good condition.

Ventilation Fans:

Exhaust fan installed and functional.

Ceiling:

Ceiling appeared functional and in good condition.

Walls:

Walls appeared functional and in good condition.

Windows:

Windows and associated hardware were functional and appeared to be in good condition.

Ground Fault Interrupt Outlets:

GFCI (Ground Fault Circuit Interrupt) outlet installed. The outlet functioned properly and reset to the same location.

Floor:

Floor appeared functional and in good condition. Floor covering material was ceramic or glazed tile.

Heat Source:

Heat source installed.

Vanity Cabinet:

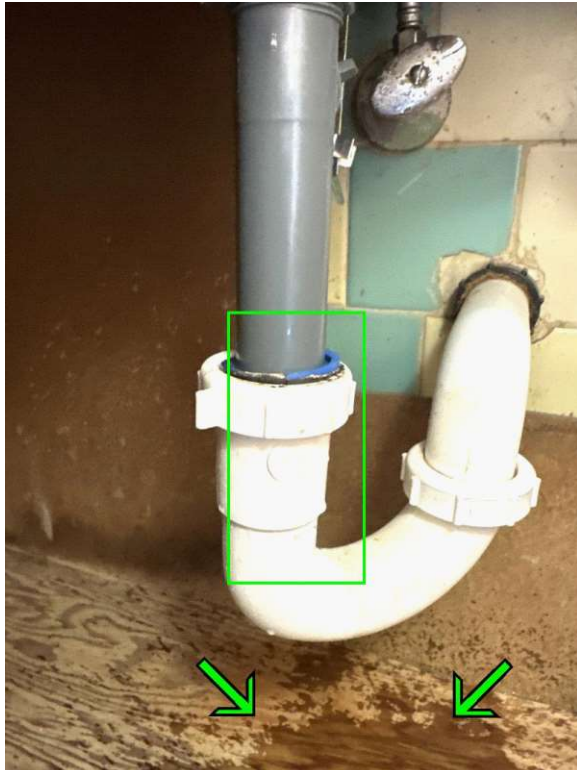
Vanity cabinet and sink top appeared functional and in good condition.

Faucets:

ACTION - REPAIR: Recommend repair by qualified licensed contractor or plumber. Faucet aerator missing or badly deteriorated. Hot water spraying out of the faucet could hit someone in the face or come in contact with an electrical outlet or light fixture.

Sink & Drain Fixtures:

ACTION - REPAIR: Recommend repair by qualified licensed plumber. Active water leak.



Leak in waste / drain pipe



Area under waste / drain piping

Faucet & Supply Lines:

Faucet and supply lines appeared functional and in good condition. No evidence of leaking at time of inspection. Shutoffs installed for hot and cold water.

Toilet Condition:

Toilet appeared functional, in good condition, and was properly secured to the floor. .

Tub:

Tub material and finish appeared functional and in good condition.

Tub Mixing Valve & Stopper:

Tub mixing valve and stopper appeared functional and in good condition.

Shower/Shower Head and Mixing Valves:

Shower, shower head, and mixing valves all appeared functional and in good condition.

Tub/Shower Walls:

Tub and shower walls appeared functional and in good condition.

Tub/Shower Drain:

Tub or shower drain appeared functional and draining at an acceptable rate.

Caulking/Water Contact Areas:

Caulking in water contact areas appeared functional and in good condition.

KITCHEN

See Living Spaces section for Standards of Practice for inspecting kitchens.

Cracks less than 1/4 inch wide usually result from settlement or shrinkage of the construction materials. Nail pops usually result from normal settlement or shrinkage of the construction materials. Minor sagging, squeaking, bulging and sloping are usually due to normal settlement or from the way the flooring was installed. Cracks 1/4 inch or wider may be an indication of movement or other structural issue. Major sagging, bulging and sloping may all be indications of movement or other structural issue.

Kitchen Interior

Interior Entry Door:

Open doorway.

Ceiling:

Ceiling appeared functional and in good condition.

Light Switches:

Light switches were functional and appeared to be in good condition.

Ceiling Light:

Ceiling light was functional and appeared to be in good condition.

Walls:

Walls appeared functional and in good condition.

Windows:

Windows and associated hardware were functional and appeared to be in good condition.

Floor:

Floor appeared functional and in good condition. Floor covering material was vinyl.

Countertops:

Countertops appeared functional and in good condition.

Ground Fault Interrupt Outlets:

GFCI (Ground Fault Circuit Interrupt) outlet installed. The outlet functioned properly and reset to the same location.

Cabinets, Drawers, and Doors:

Cabinets, doors, and drawers were functional and appeared to be in good condition.

Closet or Pantry:

Closet appeared functional and in good condition. Closet was lighted.

Heat Source:

Heat source installed.

Kitchen Plumbing:

Faucets&Fixtures:

Faucets and fixtures appeared functional and had good water flow. A dish sprayer attachment was installed and was functional.

Faucet&Supply Lines:

Visible portion of faucet and supply lines appeared functional and in good condition. No evidence of leaking at time of inspection. Shutoffs installed for hot and cold water. Visible supply line material(s): PEX plastic.

Sink and Drain Fixtures:

Sink and drain fixtures appeared functional and in good condition.

Caulking @ Water Contact Areas:

Caulking in water contact areas appeared functional and in good condition.

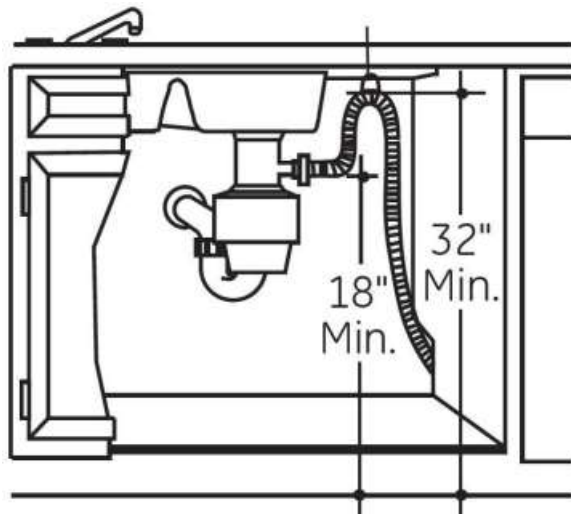
Kitchen Appliances:

Food Waste Disposal:

Brand: Badger. Food waste disposal appeared functional and in good condition. No food was ground up in this inspection (beyond scope of inspection).

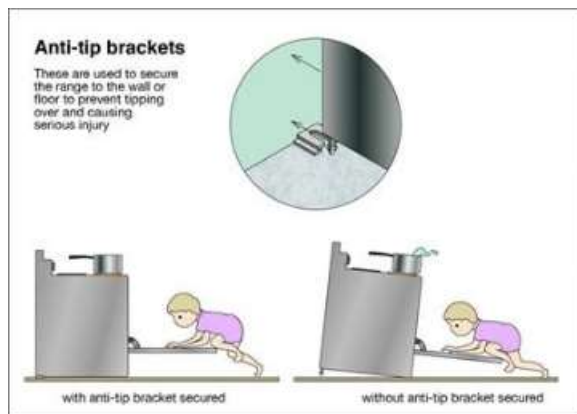
Dishwasher:

Brand: Bosch. Dishwasher tested on one cycle and appeared to function properly. This does not imply that the other cycles work nor does it imply that the dishwasher will clean the dishes to your requirements. **ACTION - REPAIR:** Recommend repair by qualified licensed appliance technician. No air gap or high loop on drain line. An air gap or high loop is needed to prevent waste water from cycling back into the dishwasher. See attached graphic.



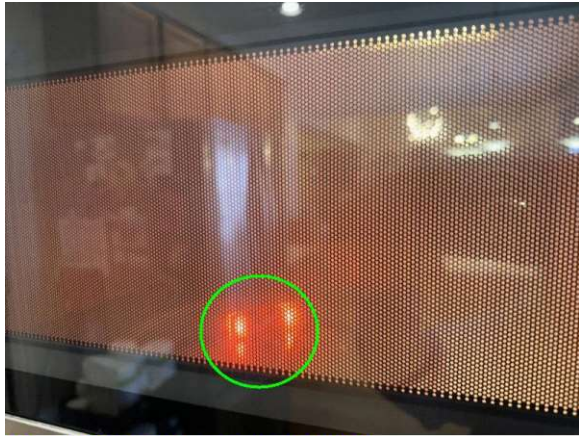
Range/Oven:

Brand: General Electric Type: Free-standing. Fuel source: Electric. **ACTION - REPAIR:** Recommend repair by qualified licensed appliance technician. No anti-tip bracket installed on free-standing range or oven. An anti-tip bracket prevents the unit from tipping over if weight is placed on the open oven door. See attached graphic.



Microwave Oven:

Brand: Bosch. Type: Countertop. Microwave tested using a microwave tester and appeared functional and in good condition.



Microwave tester activated - OK

Refrigerator:

Brand: GE. The refrigerator appeared functional and in good condition.



Freezer temperature



Refrigerator temperature

Water For Refrigerator:

Water line for refrigerator installed. Water valve located near the refrigerator.

LAUNDRY

See Living Spaces and Plumbing sections for Standards of Practice for inspecting laundry areas.

Cracks less than 1/4 inch wide usually result from settlement or shrinkage of the construction materials. Nail pops usually result from normal settlement or shrinkage of the construction materials. Minor sagging, squeaking, bulging and sloping are usually due to normal settlement or from the way the flooring was installed. Cracks 1/4 inch or wider may be an indication of movement or other structural issue. Major sagging, bulging and sloping may all be indications of movement or other structural issue.

Laundry:

Laundry Room Ventilation:

Laundry room ventilation appeared adequate.

Entry Door:

Open doorway.

Light Switches:

Light switches were functional and appeared to be in good condition.

Ceiling Light:

Ceiling light was functional and appeared to be in good condition.

Ceiling:

Ceiling appeared functional and in good condition.

Walls:

View of the laundry room walls partially blocked by appliances or personal items. Visible portion of the walls appeared functional and in good condition.

Ground Fault Interrupt Outlets:

GFCI (Ground Fault Circuit Interrupt) outlet installed. The outlet functioned properly and reset to the same location.

Floor:

View of the laundry room floor was partially blocked by floor coverings, appliances or personal items. Visible portion of the floors appeared functional and in good condition.

Storage Cabinets:

Laundry room cabinets appeared functional and in good condition.

Washer & Dryer

Washer and dryer were installed. Washer and dryer were not tested.

Washer Hookup:

Connection box installed with hot and cold water and a drain pipe. Flood testing of the drain pipe is beyond the scope of this inspection.

Washer Pan:

ATTENTION - RECOMMEND: No washer pan installed. Whenever washing machine is located on a finished surface, a washer pan should be installed under the washer to prevent damage caused by an overflow or leak. Recommend installation of a washer pan by a qualified licensed contractor.

Dryer Hookup:

220 / 240-volt outlet provided for electric dryer.

Dryer Ventilation:

Dryer ventilation appeared adequate and functional. The vent hood outside was clean and the flapper was functional.

Laundry Basin:

Laundry basin installed. Basin appeared functional and in good condition with no evidence of leaking.

Heat Source:

Heat source installed.

PLUMBING SYSTEM

PLUMBING

The inspector will inspect or describe: (1) the main water supply shut-off valve (2) the main fuel supply shut-off valve (3) the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing (4) interior water supply, including all fixtures and faucets, by running the water (5) all toilets for proper operation by flushing (6) all sinks, tubs and showers for functional drainage (7) the drain, waste and vent system and drainage sump pumps with accessible floats. **The inspector will describe:** (1) whether the water supply is public or private based upon observed evidence (2) the location of the main water supply shut-off valve (3) the location of the main fuel supply shut-off valve (4) the location of any observed fuel-storage system (5) the capacity of the water heating equipment, if labeled.

The inspector will report as needing correction or repair: (1) deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously (2) deficiencies in the installation of hot and cold water faucets (3) active plumbing water leaks that were observed during the inspection (4) toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

The inspector is not required to: (1) light or ignite pilot flames (2) measure the capacity, temperature, age, life expectancy or adequacy of the water heater (3) inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems (4) determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply (5) determine the water quality, potability or reliability of the water supply or source (6) open sealed plumbing access panels (7) inspect clothes washing machines or their connections (8)

operate any valve, including water supply shut-off valves (9) test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection (10) evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping (11) determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices (12) determine whether there are sufficient cleanouts for effective cleaning of drains (13) evaluate fuel storage tanks or supply systems (14) inspect wastewater treatment systems (15) inspect water treatment systems or water filters (16) inspect water storage tanks, pressure pumps, or bladder tanks (17) evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements (18) evaluate or determine the adequacy of combustion air (19) test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves (20) examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation (21) determine the existence or condition of polybutylene, polyethylene, or similar plastic piping (22) inspect or test for gas or fuel leaks.

Water Service / Waste Disposal / Plumbing:

Water Source:

Public.

Water Meter Location:

Front yard.

Water Piping Material(s):

Visible piping material(s): Polybutylene (PB)

Water Piping Condition:

ATTENTION - MONITOR: Monitor closely for change in condition and need of repair by qualified licensed plumber. Some early versions of polybutylene piping developed leaks because of defects with the pipe material. No evidence of leaking at time of inspection.



Polybutylene (PB) piping in crawlspace

Main Water Line Shutoff:

Crawlspace. Main water shutoff appeared functional and in good condition. Testing of main water shutoff is beyond the scope of this inspection.



Main water shutoff

Water Pressure:

Water pressure checked at exterior hose bib. Water pressure was 40 - 80 psi (within acceptable range).



Exterior Hose Bibs:

Exterior hose bibs were functional at time of inspection.

Waste Disposal:

Public sewer.

Waste Line Materials & Condition:

PVC plastic. Cast iron. **ATTENTION - MONITOR** - Monitor closely for change in condition and need of repair by qualified licensed plumber. Cast iron waste pipe with minor corrosion or deterioration. No evidence of leaking at time of inspection. Predicting if the piping may leak in the future is beyond the scope of this inspection. PVC waste piping appeared functional with no evidence of leaking at time of inspection.

Location of Waste Line Cleanouts:

Crawl space.

Supply/Waste Piping Supports:

Supply and waste piping supports appeared adequate and in good condition.

Objectionable Odors Noted:

No.

Water Heater:

Location:

Utility room.

Brand-Type-Age

Brand: State. Type: Storage tank. Average service life expectancy of a storage-type water heater is 10 years. Manufacture date (determined from data plate and manufacturer-provided information): 2021.



Capacity:

50 gallons.

Fuel Source:

Electric.

Condition:

Water heater appeared functional and in good condition.

Electric Service to Water Heater:

Electric service to the water heater appeared functional and in good condition.

Water Piping Condition:

Water piping appeared functional, in good condition and properly installed.

Water Heater Fill Valve Installed:

Fill valve was installed on the incoming water line.

Hot Water Verified:

Hot water verified by FLIR scan at two locations: Kitchen and hall bathroom.



Kitchen - 113 degrees F



Hall bathroom - 114 degrees F

Temperature & Pressure Relief (TPR) Valve:

Temperature and pressure relief valve appeared to be the correct rating for this water heater. The TPR valve appeared functional, in good condition and properly installed.

TPR Discharge Pipe:

ACTION - REPAIR: Recommend repair by qualified licensed plumber. TPR discharge routed to crawlspace. The TPR discharge pipe should be routed to a visible, conspicuous location where it can be monitored.



TPR discharge pipe routed to crawlspace

FOUNDATION

BASEMENT, FOUNDATION & CRAWLSPACE

The inspector will inspect: (1) the foundation (2) the basement (3) the crawlspace (4) structural components. We will describe (1) the type of foundation (2) location of the access to the under-floor space. **The inspector will report as needing correction or repair:** (1) observed indications of wood in contact with or near soil (2) observed indications of active water penetration (3) observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and uneven floors (4) any observed cutting, notching or boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

The inspector is not required to: (1) enter into any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to the inspector (2) move stored items or debris (3) operate sump pumps with inaccessible floats (4) identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems (5) provide any engineering or architectural service (6) report on the adequacy of any structural system or component.

Cracks that are less than 1/4 inch are usually an indication of normal settlement or evaporation of water in the concrete. Cracks that are 1/4 inch or wider, bowing or bulging in a foundation or basement wall, and wall movement or displacement are all possible indications of structural issues. Evaluation by a qualified licensed structural engineer may be needed in addition to any other contractors involved. The inspector's comments are merely informational and do not constitute an engineering analysis.

When a vapor barrier is installed, the crawlspace should have at least 1 square foot of net free vent space for every 1500 square feet of floor space. When there is no vapor barrier installed, there should be one square foot of vent space for every 150 square feet of crawlspace floor area. Vent openings should be located within 3 linear feet of the building corners. Confirming the adequacy of crawlspace ventilation or measuring the crawl space to determine net free vent space is beyond the scope of this home inspection.

Exterior Foundation:

Foundation Type:

Raised foundation with crawlspace.

Foundation Materials:

Cinderblock - Concrete masonry units (CMU).

Condition of Exterior Foundation Walls:

Above-ground portions of the exterior foundation walls appeared functional and in good condition. No evidence of wall movement or displacement.

Crawlspace:

Access Opening:

Access opening was proper size to make safe entry. Access cover appeared functional and was able to be secured.

Method of Inspection:

Crawlspace inspected by entering and crawling through.

**Interior Foundation Walls:**

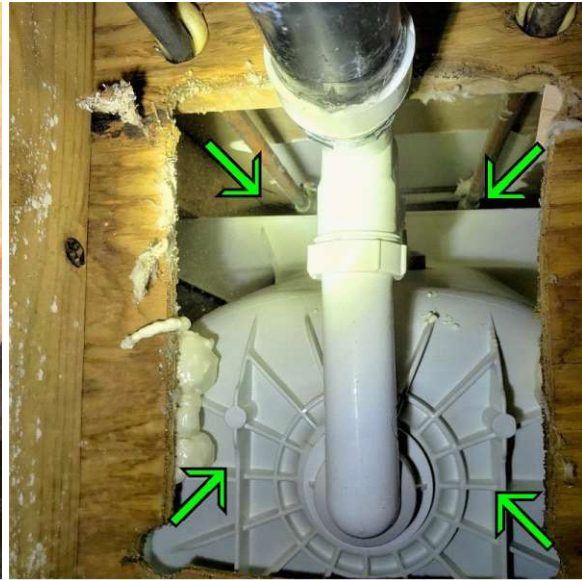
Visible / exposed portions of the perimeter foundation walls appeared functional and in good condition. No evidence of cracking or differential movement.

Joists & Subfloor:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Damaged subfloor. Hole or opening in subfloor. Holes or openings should be properly sealed to prevent insect intrusion and energy loss. Visible portions of subfloor otherwise appeared functional and in good condition at time of inspection.



Subfloor damage / Right rear



Opening in subfloor / Under hall bathroom

Sill Plate & Rim Joist:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Moisture damage on subfloor & sill plate or rim joist. Rear under entry door from deck into living room. Moisture meter showed 22.1 % moisture level, wood felt damp when touched. Visible portions of the sill plate and rim joist otherwise appeared functional and in good condition at time of inspection.



Moisture damage / High moisture content

Insulation:

Insulation present and appeared properly installed and functional at time of inspection.

Main Beam:

Wood beam (solid or laminated). Main beam appeared to be functional and in good condition.



Portion of main beam and supports

Structural Support:

Hollow concrete masonry piers.

Structural Support Condition:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Dry stacking (no mortar between cinder blocks) in masonry support pier. Dry-stacked support piers could shift or collapse when load weight is placed on them. Located under main beam near front of crawlspace.



Dry-stacked block on support pier

Organic Growth/WDO/Pest

ACTION NEEDED - Evidence of possible wood-destroying organisms. Damage to several joists near front of crawlspace. Recommend further investigation by a qualified licensed pest control contractor prior to final closing. Heavy organic growth on several joists near right rear corner. Recommend further investigation by a licensed qualified mold contractor prior to final closing.



Possible WDO damage to floor joist



Organic growth on floor joists

Evidence of Water Entry:

No evidence of standing water or water entry in the crawlspace.

Ventilation:

Crawlspace ventilation appeared adequate. Confirming the adequacy of crawlspace ventilation is beyond the scope of a home inspection.

Floor:

Soil.

Vapor Barrier:

Floor. Vapor barrier appeared functional and of the proper material.

Electrical Service:

No. Electrical service not required as no HVAC equipment was installed and the crawl space was not used for storage.