

Property Inspection Report

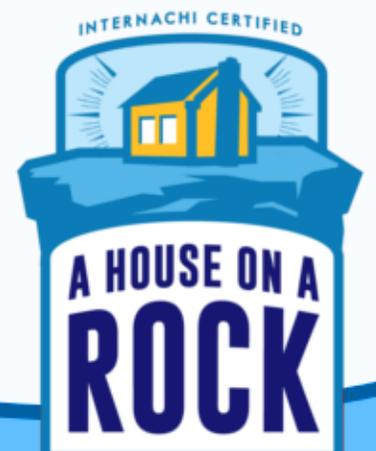


Inspection prepared for:
Date of Inspection: 4/9/2019

Inspector: Juan Jimenez
License #

Email: ahouseonarock@gmail.com

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HOME INSPECTIONS
GOD . FAMILY . HOME

Inspection Details

1. Inspector

MELTON, KERRY LOGAN
License Number 3380000867
License Description Licensed Home Inspector
Address: 11907 Carters Hill Drive, Chesterfield VA 23838
Number: 804-269-4321
Expiration Date 2019-05-31

2. Client Name

Maggie Aey

3. Property Inspected

10812 Collington Dr, Midlothian, Va, 23112

4. Date of Inspection

April 9, 2019

5. Inspection Start Time

Start Time: 9:00 a.m.

End Time: 11:45 a.m.

6. Weather



7. Attendance

Client present

8. Home Type

Detached • Single Family Home

9. Occupancy

Occupied - Furnished- Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Understanding Your Report

Please read the entire report.

Photos

Your completed report may contain photographs of various conditions noted during the inspection. Photographs provided in this report are intended to help interested parties understand the context of this report, but may not represent the sum total of all conditions. You must read the entire report.

Observations:

Text in black denotes general information about the property.

Text in blue denotes observations that the inspector does not deem to be significant, but need maintenance, repair, correction or monitoring. Items in blue may develop into more significant concerns if not addressed. You may feel an item in blue is significant, so read the entire report.

Text in red denotes an observation that in the inspectors opinion is a safety hazard, needs immediate repair, further evaluation, or is otherwise significant. These observations should generally be addressed before the close of escrow. You should read the entire report to understand all observations and recommendations.

Summary:

Not all observations will be listed in the summary. You should read the entire report for all observations and recommendations.

The report is based on the inspectors observations. Not everything in the home will be observed. Additional inspections you may wish to have performed are:

- Level 2 Chimney Inspection
- Sewer Scope
- Lead Testing
- Pool Inspection
- Radon testing
- Well and Septic Inspection
- Water treatment system inspection
- Mold Testing
- Asbestos Testing
- Termite/Wood destroying organism inspection

Roofing

1. Method of Inspection

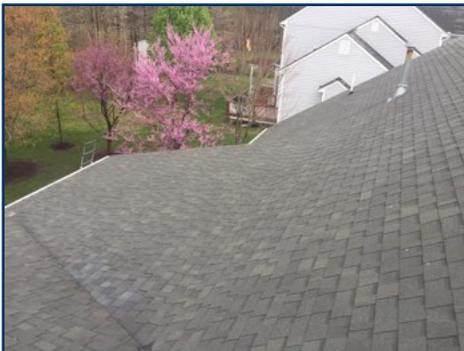
The roof was inspected by walking on the roof.

2. Roof Covering Observations

Description: The roof was covered with laminated composition asphalt shingles which were each composed of multiple layers bonded together. Laminated shingles are also called "architectural" or "dimensional" shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. These types of shingles generally come with 25-40 year warranties depending on the brand and manufacturer. The life expectancy of a roof will vary depending on many factors. Some of these factors include the following: age, environment of installation area, quality of wood, quality of installation, care and maintenance performed, foot traffic, and amount of overhanging trees • There were indications that the roof was approximately 12-16 years old

Observations:

- 2.1. The sealant at the nail heads at the ridge caps was worn. It would be prudent to have the nails re-sealed.
- 2.2. There was an exposed nail observed near the upper most ridge, at the left side. I recommend having the nail sealed.
- 2.3. There were previously sealed nails observed in various locations at the roof covering materials. The sealant was worn and in need of replacement. I recommend having any worn sealant at nails in the roofing fields re-applied.



General roof photo



General roof photo



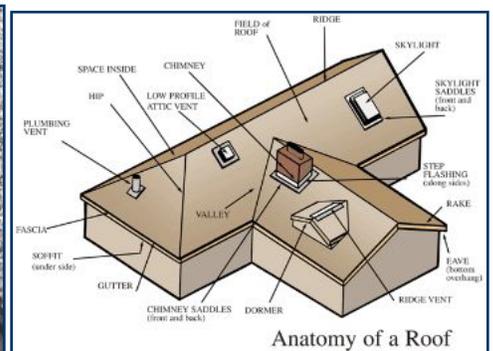
Worn Sealant Observed



Exposed Nail Observed



Worn Sealant Observed



Reference Diagram

3. Roof Flashing

Observations:

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

3.2. Step flashing was observed at the side walls and was in good condition at time of inspection.

4. Gutters

Observations:

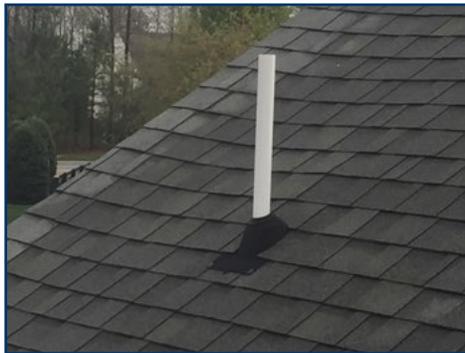
4.1. No deficiencies were observed at the time of inspection.

4.2. FYI: The gutters had gutter guards installed on them. Many manufacturers describe these as maintenance free. They are not maintenance free. I recommend inspecting them regularly and cleaning them when needed.

5. Roof Penetrations

Observations:

5.1. The sealant on the nails of the roof penetrations was worn. Regular maintenance of the roof includes having these nails resealed to prevent rusting and leaks.



6. Chimneys and Vents

Observations:

6.1. There was some rust observed on the metal vent towards the left side of the home. It may need to be replaced soon.

6.2. The sealant on the flue collars was worn/missing which can cause water to run down the vents into the attic. I recommend having them resealed. (\$50-\$75+)



Some Rust Observed



Worn Collar Sealant Observed (Representative Photo)

7. Limitations

Because of the many variables which affect the lifespan of roof-covering materials, the Inspector does not provide an estimate of the expected long-term service life of any roof-covering materials. This is in accordance with all inspection industry Standards of Practice. The following factors affect the lifespan of roof-covering materials

A House on a Rock Home Inspections

- Roofing material quality: Better quality materials generally last longer.
- Number of layers: Roofs installed over existing roofs will have reduced lifespan.
- Structure orientation: South-facing roofs will have shorter lifespans.
- Degree of roof slope: Flatter roofs will have shorter lifespans.
- Climate zone (snow & rain): Harsh climates shorten roof lifespans.
- Temperature swings: climates with large daily temperature differentials (within 24-hour cycles) will shorten roof lifespans.
- Homesite conditions (overhanging tree branches, wind, etc.)
- Roof color: Darker roofs absorb more heat which shortens roof lifespan.
- Elevation: Homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan.
- Home orientation: Roofs which receive more sun deteriorate more quickly than roofs which receive less sun.
- Roof structure ventilation: Poor ventilation shortens roof lifespans.
- Quality of maintenance: Poor maintenance will reduce lifespan. • Roof was covered with asphalt composition shingles. Asphalt shingles must be installed according to the manufacturer's recommendations, which often vary from one manufacturer to another, and also between different shingle types produced by each manufacturer. Because of the many different installation requirements for the different types of shingles, confirmation of proper installation requires inspection by a qualified specialist and exceeds the scope of the General Home Inspection. Although I will inspect the roof to the best of my ability, It is impossible to confirm proper installation and condition of shingles and other roofing components including, but not limited to, underlayment, flashing and fasteners.

Exterior

1. Exterior Cladding

Observations:

1.1. The bottom of the vinyl siding was in contact with the roof. This can cause heat damage to the siding such as warping and holes. Most vinyl siding manufacturers recommend at least a 1" clearance to prevent this damage. Although there was no damage at the time of inspection, it is possible that it can be damaged in the future necessitating repairs.

1.2. There was some minor damage to the siding. (See photos) Any damage to the siding can leave the building materials prone to moisture problems. I Recommend having the siding repaired.

1.3. I recommend having all noted penetrations through the siding sealed to prevent pest intrusion.



Example of Vinyl in Contact with Roof



Minor Damage to Vinyl Observed Here



Seal this penetration through the siding to prevent moisture and pest intrusion



Seal this penetration through the siding to prevent moisture and pest intrusion

2. Caulking

Observations:

2.1. Some of the caulking around the the house was dried, cracking, or missing. These areas will be prone to air and moisture leaks. Replacing caulk is general home maintenance and should be done regularly. I recommend having any deficient caulk replaced.



3. Doors

Observations:

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

4. Decks, Porches and Balconies

Observations:

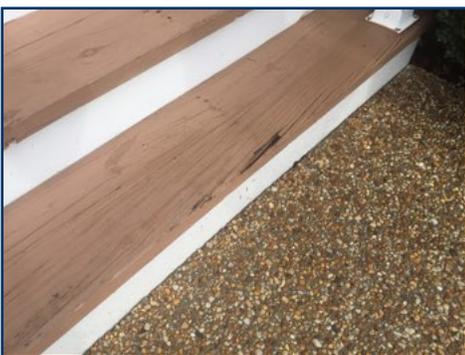
4.1. Lattice was installed and I could not fully inspect under the front porch, or rear deck. It is possible that defects exist that were not observed.

4.2. The front porch and rear screened porch ledger board flashing was installed improperly (older method used) with the flashing behind the ledger board. Water resistant flashing must be installed over the ledger board to prevent moisture damage to the band joist. I recommend having the flashing improved/corrected by a qualified contractor.

4.3. There was some deterioration observed at the lowest tread at the steps at the front porch. You may wish to have this repaired.

4.4. A few boards at the rear deck were weathered and may need to be replaced soon.

4.5. Rot was observed at the bottom of four of the posts at the screened portion of the rear deck. I recommend repair by a qualified contractor. (\$200-\$400+)



Deterioration at Front Porch Steps



Older Flashing Method Utilized at Front Porch Ledger Board



Some Weathering Observed



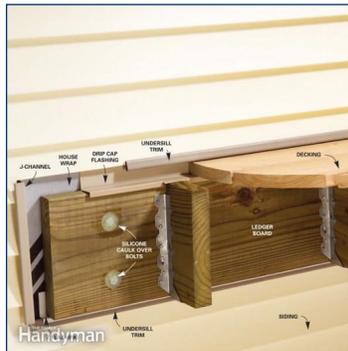
Rot Observed Here



Rot Observed Here



Older Flashing Method Utilized at Rear Screened Deck Ledger Board



5. Eaves, Soffit, Fascia

Observations:

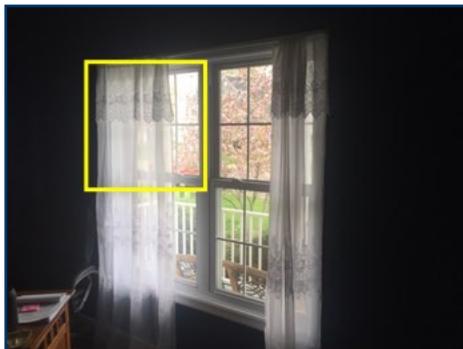
5.1. No deficiencies were observed at the time of inspection.

6. Windows

Vinyl double paned • Single Hung/Double Hung • Window seal failure is not always visible during a home inspection. We make every effort to observe apparent window seal failure, but it is only observable during certain conditions. There may be windows with failed window seals that we could not observe.

Observations:

6.1. One of the windows the downstairs office room had condensation or staining between the panes. This is a defective condition that reduces the r-value (and appearance) of the the window, and occurs when the interior seals fail, the inert gas escapes (typically argon), and the manufacturer installed desiccant becomes saturated. Typically, only the glazing assembly needs to be replaced, but the sash or even full window replacement is sometimes necessary. I recommend having the windows repaired/replaced as needed. (\$175-\$500+)



The upper sash of this window in the downstairs office room had condensation between the panes

7. Window and Door Trim

Observations:

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

8. Vegetation

Observations:

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

9. Driveway

Observations:

9.1. The driveway had typical cracking and wear and tear. You may want to fill the cracks and reseal the driveway.



10. Walkways

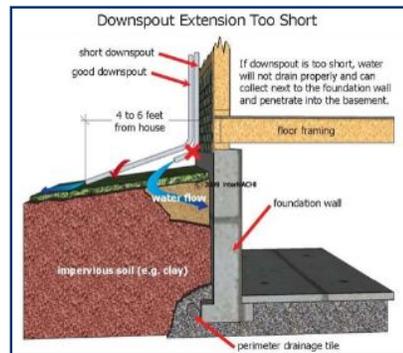
Observations:

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

11. Downspouts

Observations:

11.1. Some of the downspouts terminated too closely to the foundation. This concentrates water at the foundation and cause moisture intrusion into the foundation. I recommend having the downspouts extended 4-8 ft from the house.



12. Grading/Surface Drainage

Materials: Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading

should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

Observations:

12.1. There are some low spots along the foundation. I recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.



13. Limitations

While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems. • A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards. • Awnings, or similar seasonal accessories, recreational facilities, outbuildings, water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low-voltage landscape lighting are not inspected unless specifically agreed upon and documented in this report.

Foundation and Structure

1. Foundation Type

Description: Crawlspace
Method of inspecting the crawlspace: Crawled

2. Foundation walls

Description: Concrete Blocks
Observations:

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

3. Foundation floor and Vapor Barrier

Description: Crawlspace: Dirt Floor
Observations:

3.1. The soil cover was missing in some areas. The cover helps prevent vapors from the ground creating a humid environment in the crawlspace. I recommend straightening out the cover, installing a cover on any missing areas, and securing them to prevent future movement. (\$100-\$200+)



4. Columns and Beams

Description: Masonry block columns • Wood built-up beams
Observations:

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

5. Floor Structure

Description: Engineered TrusJoists (TJIs) floor joists
Observations:

5.1. There was insulation installed between the joists which prevented part of the subfloor from being inspected. It is possible that defects exist that could not be observed.

5.2. There was growth on the surfaces in the crawlspace consistent with mold/mildew/fungus. This type of growth occurs when there is elevated moisture in the crawlspace. Overtime, this condition can worsen and encourage wood rot, and pest activity. I recommend discussing options and costs for keeping the crawlspace dry, and remediation of the mold with a crawlspace contractor. (Cost TBD by Contractor)



General Crawlspace Photo

6. Wall Structure

Description: Not visible but conventional wood framing suspected.

Observations:

6.1. The wall framing was not visible, or inspected, due to finish materials. It is possible that defects exist that could not be observed.

7. Roof/Attic Structure

Method of Inspection: The attic was inspected by walking/crawling in the attic • Portions not visible: • Areas covered with insulation/flooring • Attic space above upstairs bonus room • Attic space above low sloped roof at rear of house

Materials: Engineered wood roof truss framing

Observations:

7.1. No deficiencies were observed at the time of inspection



General attic photo

8. Limitations

Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity of any structural system or component are not part of a home inspection. • Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.

Electrical

1. Service Drop/Lateral

Description: Underground service lateral

Observations:

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

2. Meter Enclosure

Observations:

2.1. The meter was loose and should be secured by a qualified electrician. (\$50-\$100+)



3. Service Entrance Conductors

Observations:

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

4. Service Rating

Description: Amperage Rating: • 200 amps • Voltage: 120/240 volts

5. Main Service Panel/ Disconnect

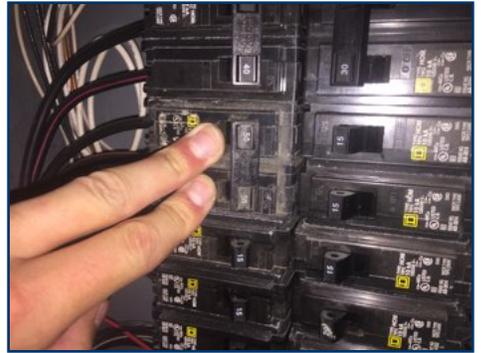
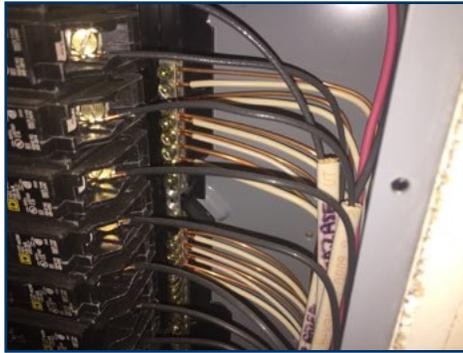
Main electrical panel location: Garage

Over Current Protection Devices Breakers

Observations:

5.1. There were several lugs on the neutral/ground bus bar that have more than one neutral wire feeding to them. Each neutral wire should be attached to a separate lug to ensure a proper physical connection and to make sure that each circuit can be worked on independently. I recommend correction by a qualified electrician.

5.2. The **A/C** circuit breaker doesn't match what is listed on the data plate. I recommend having a qualified electrician repair as needed. (\$100-\$200+)



Main shutoff location: garage

6. Service Grounding

Description: Copper • Ground Rod Connection
Observations:

6.1. Service ground electrodes have specific size and depth lengths into the ground. These measurements are not verifiable within the scope of a home inspection.

7. Distribution wiring

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

7.1. Most of wire distribution is hidden in walls. No deficiencies were observed at the time of inspection.

8. Lighting/Fixtures/Switches/Outlets

Description: Grounded
Observations:

8.1. The outlets surrounding the kitchen sink, one outlet in the downstairs rear left bedroom, and an outlet in the upstairs bonus room were loose. This is a safety concern. I recommend repair by a qualified electrician. (\$100-\$200+)



These Outlets were Loose



This Outlet in the Downstairs Rear Left Bedroom was Loose



This Outlet in the Upstairs Bonus Room was Loose

9. GFCI

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

Present at: Present at: • Exterior • Garage • Bathrooms • Kitchen • Dining Area
Observations:

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

10. AFCI

Materials: "AFCI" is an arc fault circuit interrupter. AFCIs are newly-developed electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring.

Observations:

10.1. The home has AFCI protection in the bedrooms only. Although this is the only required to have AFCI protection, the areas required to have AFCI are expanding in the future to include most circuits in the home. You may wish to upgrade the rest of the circuits for enhanced safety.

11. Smoke and CO Detectors

Smoke Detectors: Present

CO Detectors: Present

Observations:

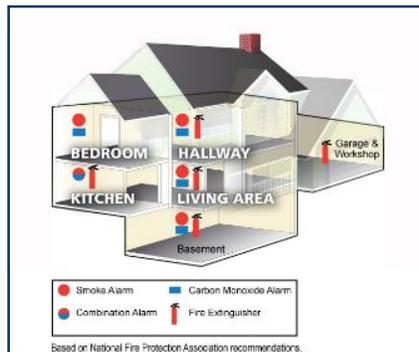
11.1. Smoke and CO detectors are not tested during a home inspection. I recommend changing the batteries when you move in and every 6 months afterwards. You will want test them monthly. Detectors older than 10 years should be replaced.

Fires burn differently: Some flare, some smolder. Make sure you purchase a smoke alarm that can detect both types of fires, or purchase the two different kinds.

Ionization Smoke Alarms are best at detecting the small particles typical of fast, flaming fires but in our tests, all tested poorly for detecting smoky, smoldering fires. Ionization units are prone to false alarms from burnt food and steam, so don't mount them near a kitchen or bathroom.

Photoelectric Smoke Alarms are best at detecting the large particles typical of smoky, smoldering fires but poor at detecting fast, flaming fires. Photoelectric units are less prone to false alarms from burnt food and steam, so you can install them safely around the kitchen or bathroom.

Dual-sensor Smoke Alarms combine ionization and photoelectric technology to save you the hassle of installing two separate smoke detectors. But you will still need to install CO units.



12. Limitations

As discussed, this inspection is a visual and non-invasive inspection. Components in walls, under insulation, covered with personal property, or otherwise inaccessible are not inspected. In addition, minimal load is placed on the service during a typical inspection. Defects may exist under certain load conditions that can not be observed during the inspection.

Heating and Cooling

1. Heating System Operation

Age of heating System: Approximately 14-15 years old • Max breaker size listing: 15 amp

Description: Forced air Furnace-The heating system was a gas forced air furnace using a blower to distribute heated air. Ducts are installed to carry the hot air from the top of the furnace to the rooms in a home. Other ducts, called cold-air returns, return the cooler air back to the furnace. The average life of a furnace is 13-20 years if regular maintenance is performed.

If the gas furnace is venting into a chimney it is important to have a level 2 chimney inspection performed during your inspection time frame.

Observations:

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

1.2. The heating system is old and regular cleaning and maintenance will prolong the life of the unit. It is approaching the average life expectancy and repairs or replacement may be needed in the near future.



Steady blue flame observed at furnace

2. Cooling System Operation

Age of cooling sytem: Approximately 2-3 years old • Max breaker size listing: 45 amp

Description: The air conditioning system was an electric split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. Evaporator coils, designed to collect heat from the home interior, were located inside a duct at the furnace. The average life of an AC is 15-20 years if regular maintenance is performed.

Observations:

2.1. The cooling system was operational during the inspection. Having general maintenance and servicing will keep the unit running efficiently and prolong its life.

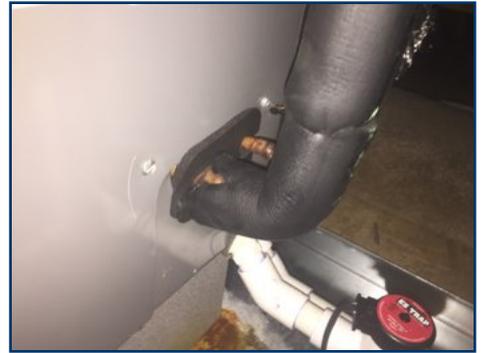
2.2. The refrigerant insulation needs to be extended all the way to the cabinet housing with a gasket in the opening. Any refrigerant line left exposed has the potential to form condensation and leak on building materials below.



Return air temperature (68.8)



Supply air temperature (51.6)



3. Exterior Unit

Observations:

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

4. Thermostat

Observations:

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

5. Distribution Methods

Observations:

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

6. Vents and Flues

Observations:

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

7. Filter(s)

Observations:

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

8. Other Components

Observations:

8.1. There was a humidifier installed in the HVAC system. Humidifiers and dehumidifiers are not within in the scope of the inspection. If you are concerned about the operation and condition of the system, I recommend contacting a specialist.

8.2. The air handler was leaking condensation into the overflow pan at the time of inspection. I recommend repair by a qualified HVAC contractor. (\$100-\$200+)



9. Limitations

As discussed, this inspection is a visual, non-invasive, non-technically exhaustive inspection. The inspection consists of using only the normal operating controls for the system does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that I have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. I recommend that qualified contractors be used in any further inspections or repairs as they relate to the comments in this inspection report. In addition, Components in walls, under insulation, covered in personal property or otherwise inaccessible are not inspected.

Plumbing

1. Water Supply

Description: Public municipal water supply

2. Service Pipe to House

Materials: Polyethylene

Main water shut off valve location: Garage • Near the water heater

Observations:

2.1. No deficiencies were observed at the time of inspection



This is the main water shut off valve in the garage

3. Water Heater

Description: The American Society of Sanitary Engineering recommends setting the temperature of home water heaters to 135 degrees to 140 degrees Fahrenheit, a range shown to destroy bacteria such as Legionella. At those temperatures, bacteria can neither thrive or survive to contaminate fixtures downstream from the heater. Adjusting a water heater to a higher temperature must always be accompanied by the installation of anti-scald devices in the home by a licensed plumber to prevent potential burn injuries. • The house has a gas water heater. There is a burner at the bottom of the tank that heats the water along with heat from the combustion products venting through the middle of the water heater. The average life span of a gas water heater is 8-12 years. Having them flushed regularly and serviced will help achieve maximum life. • 50 Gallons • Age: • Approximately: 14-15 years old

Observations:

3.1. The typical life span of a water heater is 7-12 years. Given the age of your water heater, repairs, or replacement may be needed in the near future. I recommend planning and budgeting for the replacement of the water heater.

3.2. Knocking sounds were heard when the water heater was operating. This is often the result of sediment build up at the bottom of the tank. I recommend having a qualified plumber service the water heater as needed.



Steady blue flame observed at water heater



Hot water temperature (111.4)

4. Toilets

Observations:

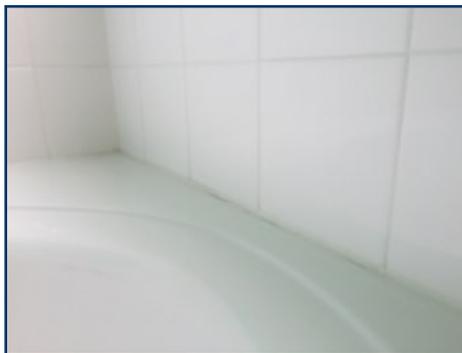
4.1. No deficiencies were observed at the time of inspection.

5. Sinks, Tubs, Showers

Observations:

5.1. The caulk at the floor near the master bathroom shower, and at the tub in the master bathroom was worn. I recommend applying new caulk.

5.2. The right sink in the master Bathroom was draining slowly. You should have a plumber determine the problem and repair as needed. (\$50+)



6. Supply Piping

Supply Piping Materials: Readily visible water supply pipes are: • Copper • Thermoplastic - CPVC (Chlorinated Polyvinyl Chloride) - yellowish white in color

Observations:

6.1. There was a plastic supply pipe in close proximity to the exhaust vent at the gas water heater. This may cause damage to the pipe and leaks. I recommend repair by a qualified plumber. (\$100-\$200+)

Insulation and Ventilation

1. Attic

Attic Insulation: Fiberglass, loose fill-This type of insulation typically has an R-value of 2.2-2.7 per inch. • Fiberglass batts-Standard fiberglass blankets and batts have a thermal resistance or R-value between R-2.9 and R-3.8 per inch of thickness • Approximately 14-15 inches

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

Observations:

1.1. Insulation and ventilation in the attic appeared adequate.



General attic photo

2. Crawlspace

Insulation: Fiberglass batts-Standard fiberglass blankets and batts have a thermal resistance or R-value between R-2.9 and R-3.8 per inch of thickness • Approximately: 8-9 inches

Ventilation Exterior wall vents

Observations:

2.1. See Floor Structure Section

3. Mechanical Ventilation Systems

Observations:

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

Interior

1. Floors/Walls/Ceilings

Observations:

1.1. A moisture stain was observed at the kitchen ceiling, near the rear exterior door. The stain tested dry at the time of inspection.

1.2. There was no fireblocking material installed in the annular space of the garage/dwelling separation penetrations. This is a safety concern. I recommend having a qualified contractor install an approved fire blocking material. (\$100+)



This Moisture Stain in the Kitchen Ceiling was Dry at the Time of Inspection

2. Doors

Observations:

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

3. Cabinets and Counters

Observations:

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

4. Stairway(s)

Observations:

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

5. Pests

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

Observations:

5.1. There were what appeared to be a termite mud tubes in the crawlspace, near the garage. I recommend getting a termite inspection.



6. Garage Overhead Door

Materials: Aluminum Door • Automatic Opener

Observations:

6.1. The photo sensors did not function when tested. We pass our leg through the sensors to test them. I recommend repair by a qualified garage door specialist. The mechanical reverse operated properly. (\$100-\$200+)

7. Fireplace

Fireplace Description: Prefabricated, direct vent, gas burning fireplace

Observations:

7.1. The gas fireplace functioned at the time of inspection.

7.2. A noticeable fogginess was observed at the glass at the fireplace. You may wish to have this corrected.



Fireplace Functioning

8. Appliances

Appliances Tested: Appliances are only tested to determine that they respond to normal operating controls. The quality, accuracy of temperatures, efficiency etc are not tested. For example, a dishwasher may be run but we can not determine that it cleans dishes sufficiently, or that an oven can bake a cake.

In addition: Clothes washers, and clothes dryers are not part of this inspection and were not inspected or tested. • Refrigerator • Electric Stove Top • Electric oven • Built-In Microwave • Garbage Disposal • Dishwasher

Observations:

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

8.2. The kitchen fan is a type that recirculates filtered air back into the kitchen. This is an approved method,

but is not sufficient for some styles of cooking. You may find that you need the kitchen to exhaust to the outdoors. You should replace the filter regularly.

8.3. The refrigerator door seal was not sealing tightly and condensation was observed in the refrigerator. You may wish to have this repaired.

8.4. When the disposal was in operation, water backed up into the adjacent sink. I recommend repair by a qualified plumber. (\$150+)



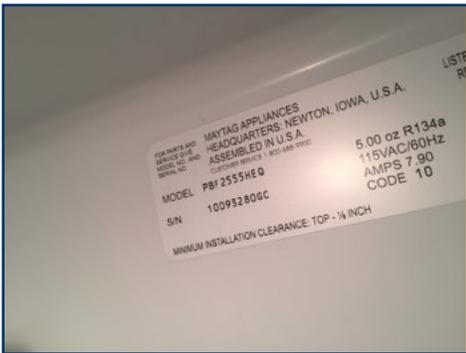
Dishwasher



Microwave



Oven/Range



Refrigerator



Disposal



Microwave Functional



Range Functional



Oven Functional



Refrigerator Functional



Freezer Functional



Appliance Overview



Appliance Overview

9. Interior Misc

Observations:

9.1. There was a lot of personal storage observed in the garage. It is possible that defects exist that were not observed.



Glossary

<i>Term</i>	<i>Definition</i>
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This Summary is not the entire report. The complete report will include additional information of concern to the customer. It is recommended that the customer read the complete report. **If included, the prices below are not “quotes”, “estimates” or “costs to cure”. They are a guess based on what I saw to help you prioritize the major defects.** Individual prices from contractors can vary substantially from these ranges. I advise that several bids be obtained on any work exceeding a few hundred dollars.

Roofing		
Page 4 Item: 6	Chimneys and Vents	6.2. The sealant on the flue collars was worn/missing which can cause water to run down the vents into the attic. I recommend having them resealed. (\$50-\$75+)
Exterior		
Page 7 Item: 4	Decks, Porches and Balconies	4.5. Rot was observed at the bottom of four of the posts at the screened portion of the rear deck. I recommend repair by a qualified contractor. (\$200-\$400+)
Page 8 Item: 6	Windows	6.1. One of the windows the downstairs office room had condensation or staining between the panes. This is a defective condition that reduces the r-value (and appearance) of the the window, and occurs when the interior seals fail, the inert gas escapes (typically argon), and the manufacturer installed desiccant becomes saturated. Typically, only the glazing assembly needs to be replaced, but the sash or even full window replacement is sometimes necessary. I recommend having the windows repaired/replaced as needed. (\$175-\$500+)
Foundation and Structure		
Page 11 Item: 3	Foundation floor and Vapor Barrier	3.1. The soil cover was missing in some areas. The cover helps prevent vapors from the ground creating a humid environment in the crawlspace. I recommend straightening out the cover, installing a cover on any missing areas, and securing them to prevent future movement. (\$100-\$200+)
Page 11 Item: 5	Floor Structure	5.2. There was growth on the surfaces in the crawlspace consistent with mold/mildew/fungus. This type of growth occurs when there is elevated moisture in the crawlspace. Overtime, this condition can worsen and encourage wood rot, and pest activity. I recommend discussing options and costs for keeping the crawlspace dry, and remediation of the mold with a crawlspace contractor. (Cost TBD by Contractor)
Electrical		
Page 13 Item: 2	Meter Enclosure	2.1. The meter was loose and should be secured by a qualified electrician. (\$50-\$100+)
Page 13 Item: 5	Main Service Panel/ Disconnect	5.2. The A/C circuit breaker doesn't match what is listed on the data plate. I recommend having a qualified electrician repair as needed. (\$100-\$200+)
Page 14 Item: 8	Lighting/Fixtures/Switches/Outlets	8.1. The outlets surrounding the kitchen sink, one outlet in the downstairs rear left bedroom, and an outlet in the upstairs bonus room were loose. This is a safety concern. I recommend repair by a qualified electrician. (\$100-\$200+)

Heating and Cooling		
Page 17 Item: 8	Other Components	8.2. The air handler was leaking condensation into the overflow pan at the time of inspection. I recommend repair by a qualified HVAC contractor. (\$100-\$200+)
Plumbing		
Page 20 Item: 5	Sinks, Tubs, Showers	5.2. The right sink in the master Bathroom was draining slowly. You should have a plumber determine the problem and repair as needed. (\$50+)
Page 20 Item: 6	Supply Piping	6.1. There was a plastic supply pipe in close proximity to the exhaust vent at the gas water heater. This may cause damage to the pipe and leaks. I recommend repair by a qualified plumber. (\$100-\$200+)
Page 21 Item: 8	Fuel Storage and Distribution	8.2. No CSST bonding was observed. All jurisdictions vary on the CSST bonding requirements, but most manufacturers require bonding. It would be prudent to have the CSST piping bonded by a qualified electrician. (\$75-\$100+)
Interior		
Page 23 Item: 1	Floors/Walls/Ceilings	1.2. There was no fireblocking material installed in the annular space of the garage/dwelling separation penetrations. This is a safety concern. I recommend having a qualified contractor install an approved fire blocking material. (\$100+)
Page 24 Item: 5	Pests	5.1. There were what appeared to be a termite mud tubes in the crawlspace, near the garage. I recommend getting a termite inspection.
Page 24 Item: 6	Garage Overhead Door	6.1. The photo sensors did not function when tested. We pass our leg through the sensors to test them. I recommend repair by a qualified garage door specialist. The mechanical reverse operated properly. (\$100-\$200+)
Page 25 Item: 8	Appliances	8.4. When the disposal was in operation, water backed up into the adjacent sink. I recommend repair by a qualified plumber. (\$150+)