



HOME INSPECTION

07/19/17

11801 Oak Point Ct
Henrico, VA 23233

Inspection. Integrity.



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Prepared with care for

Property address
11801 Oak Point Ct
Henrico, VA 23233



OUR SERVICE COMMITMENT

Our reputation is built on decades of honesty, integrity and excellent service to our customers at one of the most important decisions in their lives – buying or selling a home. We are committed to ensuring that each of our customers enjoys an exceptional inspection experience.

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OBJECTIVES AND SCOPE

This document is a home inspection report designed to assist a buyer, seller or homeowner to evaluate the condition of a home, as well as its immediate surrounding areas, at a specific date and time.

The inspector conducts an evaluation of the home and permanently-installed, readily-accessible systems and components.

The inspection is limited in scope.

The inspection is not intended to be an exhaustive evaluation of a home, systems or components. The inspector does not disassemble equipment, dismantle items, move furnishings or stored items, lift floor coverings, open walls, or disturb items which belong to the occupant(s). The inspector may not specifically address every component in the home, e.g., numerous items such as windows, electrical outlets and light fixtures may be randomly selected and evaluated. The inspector does not evaluate items that are inaccessible, concealed or underground. Therefore, the home or property may have issues that cannot be discovered by the inspector. For more information, please refer to Limitations and Exclusions in our Inspection Services Agreement.

The inspection addresses visible and apparent conditions which exist at the date and time of the inspection.

The inspector endeavors to identify and accurately report on visible issues which affect the construction, general maintenance, and overall safety of the home and its immediate surrounding areas. Conditions may change, perhaps dramatically, between the date and time of the inspection and the date and time of settlement and/or move-in.

The inspection report reflects observations and opinions of the inspector.

Subsequent inspections or evaluations performed by other parties may yield different, and in some cases, contradictory findings. There can be several reasons for discrepancies in findings, including the interval between inspections, differences in the objectives or scope of each inspection, and background, training, and subjective opinions and experiences of the individuals performing an inspection.

The inspection does not eliminate all risks involved in a real estate transaction.

The inspection does not anticipate subsequent events or changes in performance of the home due to changes in use or occupancy. We recommend that you obtain information which is available about the home and property, including seller's disclosures, previous inspection reports, engineering reports, building permits, remodeling permits, and reports delivered for or by municipal inspection departments, lenders, relocation companies, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have occurred.

The inspection is not a code inspection.

The inspection may address issues which refer to a particular code but the inspector does not conduct a code compliance inspection or code safety inspection, and does not verify compliance with manufacturer's installation instructions for any system or component. We are not authorized to regulate or enforce code compliance, and must instead operate under the reasonable presumption that the home is compliant with all code requirements. Please contact the relevant government authority or original equipment manufacturer for information related to construction, addition or remodeling permits, energy efficiency ratings, or other issues relating to code compliance.

GENERAL INFORMATION**CLIENT**Name
E-mail**REALTOR**Name
E-mail**INSPECTOR**

Name	William Wake
E-mail	wwake@usinspect.com
License #	3380000606

INSPECTION DETAILS

Job #	UT71200C
Type	Single Family
Year built	2004
Estimated square feet	6668
Date	07/19/17
Time	8:40AM
Parties present at time of inspection	Owner's Realtor
Occupancy	Occupied

Directions referred to in this report (i.e. left side, rear, etc.) assume you are facing the home from the front.

US Inspect utilizes infrared thermography during home inspections. Our inspectors use infrared cameras to scan walls, ceilings, and floors; infrared cameras identify small variances in temperature which could indicate a roof leak, plumbing leak, exterior moisture intrusion, or an electrical concern.

The infrared scan does not replace any portion of a traditional home inspection. Rather, it complements and provides a more thorough inspection of the property. Additionally, infrared increases confidence in the property's condition, reduces guesswork, and provides a more accurate diagnosis when problems are found.

Each of our inspectors is a Certified Real Estate Thermographer, having completed rigorous training developed by a Level III Certified Thermographer consisting of 8 hours in the classroom, 8 hours in the field, a proctored exam, and continuing education. Our training is approved for continuing education credits by ASHI and NACHI, the nation's largest professional inspector associations.

DEFINITION OF TERMS



Acceptable

Performs intended function.



Not Present

Does not exist in home or on property.



Not Inspected

Inaccessible, seasonal impediment, etc.



Repair

Excessively worn, non-functioning, or missing part of a system; corrective action generally is required to ensure proper operation and/or to improve system reliability or condition.



Safety Issue

or

Major Concern

Serious violation of established safety standards.

Structurally unsound, unsafe, and/or inoperative; likely to require significant expense.

SUMMARY

EXTERIOR

- ☒ Driveway
- ☒ Walks
- ☐ Patio
- ☐ Fence
- ☒ Retaining Wall
- ☒ Siding
- ☒ Trim
- ☒ Chimney
- ☒ Doors
- ☒ Stairs/Steps
- ☒ Stoop
- ☒ Porch
- ☒ Deck/Balcony
- ☒ Garage Vehicle Door
- ☒ Garage Vehicle Door Opener
- ☐ Carport

ROOF

- ☒ Covering
- ☒ Flashing
- ☐ Skylight

STRUCTURE

- ☒ Foundation
- ☒ Beams
- ☒ Piers/Posts
- ☒ Floor
- ☒ Wall
- ☒ Roof
- ☒ Roof Sheathing
- ☒ Attic Access
- ☐ Crawl Space Access

WATER CONTROL

- ☒ Gutter/Downspout
- ☒ Drain
- ☒ Grading
- ☐ Window Well
- ☐ Sump Pump

INSULATION AND VENTILATION

- ☒ Attic Insulation
- ☒ Basement Insulation
- ☒ Crawl Space Insulation
- ☒ Ventilation
- ☒ Humidity Control

INTERIOR

- ☒ Floors
- ☒ Walls
- ☒ Ceilings
- ☐ Stairs/Steps
- ☒ Cabinets
- ☒ Countertops
- ☒ Doors
- ☒ Windows
- ☒ Fireplace
- ☐ Fireplace Damper
- ☐ Fireplace Doors/Screens
- ☐ Fuel-burning Appliances

ELECTRICAL

- ☒ Service
- ☒ Panel
- ☒ Sub-Panel
- ☒ Branch Circuits
- ☒ Grounding/Bonding
- ☒ Receptacles
- ☒ Switches
- ☒ Fixtures
- ☒ Smoke/CO Detectors

HVAC

- ☒ Heating System
- ☒ Cooling System
- ☒ Circulator Pump/Fan
- ☒ Compressor
- ☒ Condensate System
- ☒ Distribution
- ☒ Exhaust/Draft System
- ☒ Heat Exchanger
- ☐ Humidifier
- ☒ Thermostat

PLUMBING

- ☒ Service
- ☒ Main Shut-off
- ☒ Supply Pipes
- ☒ Drain, Waste, Vents
- ☒ Toilet
- ☒ Tub/Shower
- ☒ Sink
- ☒ Water Heater
- ☐ Water Heater Exhaust Draft
- ☒ Water Heater TPRV
- ☒ Whirlpool Tub

FUEL SERVICES

- ☐ Tanks
- ☒ Lines/Pipes
- ☒ Valves
- ☒ Vents
- ☒ Meter

APPLIANCES

- ☒ Range/Oven
- ☐ Oven
- ☐ Microwave
- ☐ Cooktop
- ☐ Garbage Disposal
- ☒ Dishwasher
- ☒ Refrigerator/Freezer
- ☐ Other Built-ins
- ☒ Ventilation System
- ☐ Washer
- ☐ Dryer

OTHER

See Other section for details
Water Penetration
Unbounded Gas Lines

SUMMARY

REPAIR

Exterior - Driveway

- 01 The driveway has cracked and settled/heaved. Cracks permit moisture to enter, which can cause further damage. Uneven walking surfaces are trip hazards. Location: Rear left section of the driveway. *Hire a contractor to make required repairs.* Estimated cost: \$360 - \$540

Exterior - Retaining Wall

- 02 The guardrail at the retaining wall is loose. Location: Rear left side. *Hire a contractor to make required repairs.* Estimated cost: \$220 - \$330

Exterior - Trim

- 03 The trim is damaged or deteriorated. This permits moisture to enter and will cause further deterioration. There may be hidden damage behind the trim. Location: Bottom sections at the rear middle deck door and both garage pedestrian doors. *Replace the trim and repair damage which may be revealed.* Estimated cost: \$260 - \$390
- 04 The trim is loose or missing. This permits moisture to enter. Location: Rear porch. *Repair or replace the trim.* Estimated cost: \$100 - \$150

Exterior - Doors

- 05 The door is deteriorated. Location: Bottom corners at all 3 rear deck doors. *Replace the deteriorated doors.* Estimated cost: \$960 - \$1440

Exterior - Stairs/Steps

- 06 The handrail is loose. This is a safety hazard. Location: Front left entrance steps, right side handrail and the rear left steps. *Repair or replace the handrail.* Estimated cost: \$240 - \$360
- 07 There are open post holes at the handrails. Location: Front and rear. *Hire a contractor to make required repairs.* Estimated cost: \$80 - \$120
- 08 The handrail is damaged and corroded. Location: Rear left steps. *Replace the handrail.* Estimated cost: \$240 - \$360
- 09 The mortar joints at the steps are deteriorated. Location: Rear left steps. *Hire a contractor to make required repairs.* Estimated cost: \$120 - \$180

Exterior - Porch

- 10 The screen at the porch is damaged. Location: Rear. *Repair or replace the screen.* Estimated cost: \$100 - \$150

Exterior - Deck/Balcony

- 11 The deck support post exhibits minor deterioration. Location: Rear deck, right side post. *Hire a contractor to make required repairs.* Estimated cost: \$200 - \$300
- 12 The guardrails have splinters. This is a personal injury hazard. Location: Throughout the rear deck. *Repair or replace the guardrail.* Estimated cost: \$220 - \$330
- 13 A section of the guardrail is warped. Location: Rear right section of the deck. *Repair or replace the guardrail.* Estimated cost: \$160 - \$240

Exterior - Garage Vehicle Door Opener

- 14 The chain on the automatic garage door opener has too much slack. This allows shocks to the mechanism during operation and can cause the chain to break or come off. Location: Right side garage door. *Hire a contractor to make required repairs.* Estimated cost: \$120 - \$180
- 15 The automatic opener does not reverse properly at the garage vehicle door. It should reverse within 2 seconds of closing on a 1 - 1.5" object placed on the floor. This is a safety hazard. Location: Right side garage door. *Hire a contractor to make required repairs.* Estimated cost: \$100 - \$150

Roof - Covering

- 16 The roofing is damaged. This permits water penetration. Location: Right side. *Repair or replace the roofing.* Estimated cost: \$200 - \$300

SUMMARY

- 17 The roofing is lifted. This permits water penetration. Location: Throughout the front and rear. *Hire a contractor to make required repairs.* Estimated cost: \$480 - \$720
- 18 There is moss, mold, or other biological build-up on the roof covering. The growth may damage the roof covering and cause premature deterioration or failure. Location: Throughout the roof. *Clean the roofing.* Estimated cost: \$240 - \$360
- 19 The roofing is loose. This permits water penetration. Location: Front left and right sections. *Hire a contractor to make required repairs.* Estimated cost: \$200 - \$300

Roof - Flashing

- 20 There is a gap in the flashing. This can allow water to enter, causing deterioration of the materials behind and under the flashing. The condition of the materials behind and under the flashing could not be determined and hidden damage may exist. Location: Above the front metal roofs and the rear right corner of the attic. *Hire a contractor to make required repairs.* Estimated cost: \$180 - \$270

Water Control - Gutter/Downspout

- 21 The gutters are damaged. This affects proper water control and permits water intrusion and deterioration. Location: Attached garage. *Repair or replace the gutters.* Estimated cost: \$240 - \$360
- 22 The gutters are loose. This affect proper water control and permits water intrusion and deterioration. Location: Upper rear middle and rear left sections. *Secure the loose gutters.* Estimated cost: \$140 - \$210

Insulation and Ventilation - Humidity Control

- 23 The crawl space vapor retarder does not cover all areas. This will raise the humidity and is conducive to moisture related problems. Location: Throughout the crawlspace. *Repair or replace the vapor retarder.* Estimated cost: \$200 - \$300

Interior - Doors

- 24 The door will not latch shut. Location: Throughout the house. *Repair or replace the hardware.* Estimated cost: \$100 - \$150
- 25 The door frame is loose. Location: Basement bedroom closet doors. *Hire a contractor to make required repairs.* Estimated cost: \$80 - \$120

Interior - Windows

- 26 The weather stripping at the window is damaged. Location: 2nd floor, Rear right bedroom. *Repair or replace the weather stripping.* Estimated cost: \$60 - \$90

Electrical - Branch Circuits

- 27 There are exposed branch circuit ends. All wire terminations must be in a permanently-accessible approved junction box, with a cover, for safety. This is a safety hazard. Location: Rear left section behind the garage. *Hire an electrician to make required repairs.* Estimated cost: \$120 - \$180

Electrical - Switches

- 28 The switch is an improperly-wired three way switch. This affects proper function, and can be a shock hazard and safety concern. Location: Rear right dining room chandelier and the third floor stairwell. *Hire an electrician to make required repairs.* Estimated cost: \$120 - \$180

HVAC - Cooling System 1

- 29 The insulation at the refrigerant lines is damage/deteriorated. Location: At all right side compressors. *Hire an electrician to make required repairs.* Estimated cost: \$100 - \$150

Plumbing - Toilet

- 30 The toilet base is loose at the floor. This permits leaks and causes water damage to surrounding areas. Location: Master and basement bathrooms. *Hire a plumber to make required repairs.* Estimated cost: \$180 - \$270

Plumbing - Tub/Shower

- 31 The tub/shower door needs adjustment or is broken. This affects proper operation, and can be a safety hazard. Location: 2nd floor, rear left bathroom. *Hire a plumber to make required repairs.* Estimated cost: \$100 - \$150

SUMMARY

- 32 The tub/shower is slow to drain. This prevents proper function. As part of a visible general home inspection, the exact condition of the interior of the plumbing pipes could not be determined. Location: 2nd floor, rear right bathroom. *Hire a plumber to make required repairs.* Estimated cost: \$140 - \$210

Plumbing - Sink

- 33 The sink faucet handle is leaking. This affects proper function. Location: 1st floor, left side half bathroom- cold side. *Hire a plumber to make required repairs.* Estimated cost: \$100 - \$150
- 34 The sink is slow to drain. This prevents proper function. As part of a visible general home inspection, the exact condition of the interior of the plumbing pipes could not be determined. Location: 1st floor, rear left bar sink, second floor rear left bathroom,. *Hire a plumber to make required repairs.* Estimated cost: \$180 - \$270

Appliances - Dishwasher

- 35 The dishwasher leaks. This affects proper operation and can cause damage. Location: Kitchen, top dishwasher. *Repair or replace the dishwasher.* Estimated cost: \$220 - \$330

OTHER

Water Penetration

- 36 There are conditions which are conducive to water penetration into the structure. Hire a contractor for further evaluation and repairs. Location: Unfinished section of the basement, right side.

Unbonded Gas Lines

- 37 There are unbonded CSST gas lines present. This is a safety hazard. Hire an electrician for further evaluation and repairs. Location: Front left section of the unfinished basement.

PHOTOS



EXTERIOR

LOTS AND GROUNDS

Driveway	Concrete
Walks	Concrete
Retaining Wall	Brick

EXTERIOR

Siding	Brick Stone veneer Brick
Chimney	Brick
Doors	
Stoop	Concrete and stone
Porch	Screened-in Brick
Deck/Balcony	Composite material
Garage Vehicle Door	Overhead sectionals

INFORMATION

Siding requires periodic maintenance, including cleaning. Add finish (paint or stain) to areas which may become unprotected due to erosion by weather.


All window and door penetrations, siding terminations and trim intersections should be sealed on a routine basis to help prevent water penetration.

For homes with garage overhead door openers, test the safety return periodically to ensure proper working order. To test the door opener, place a 2x4 block flat on the floor and close the door; the door should reverse within 2 seconds without damaging the door.

Wood trim is subject to deterioration and requires periodic maintenance, including cleaning. Keep trim material sealed with paint or stain to protect it from moisture penetration. Repair and caulk gaps prior to recoating.

COMMENTS

Exterior - Driveway

 Issue	The driveway has cracked and settled/heaved. Cracks permit moisture to enter, which can cause further damage. Uneven walking surfaces are trip hazards.
Location	Rear left section of the driveway
Action	<i>Hire a contractor to make required repairs.</i>
Cost	\$360 - \$540



EXTERIOR

Exterior - Walks

✓ No issues noted.

Exterior - Patio

⊖ Not present.

Exterior - Fence

⊖ Not present.

Exterior - Retaining Wall

✕ Issue The guardrail at the retaining wall is loose.
Location Rear left side
Action *Hire a contractor to make required repairs.*
Cost \$220 - \$330



Exterior - Siding 1


✓ No issues noted.

Exterior - Siding 2

✓ No issues noted.

EXTERIOR

Exterior - Trim

	Issue	The trim is damaged or deteriorated. This permits moisture to enter and will cause further deterioration. There may be hidden damage behind the trim.
	Location	Bottom sections at the rear middle deck door and both garage pedestrian doors
	Action	<i>Replace the trim and repair damage which may be revealed.</i>
	Cost	\$260 - \$390



EXTERIOR

- ✕ **Issue** The trim is loose or missing. This permits moisture to enter.
- Location** Rear porch
- Action** *Repair or replace the trim.*
- Cost** \$100 - \$150

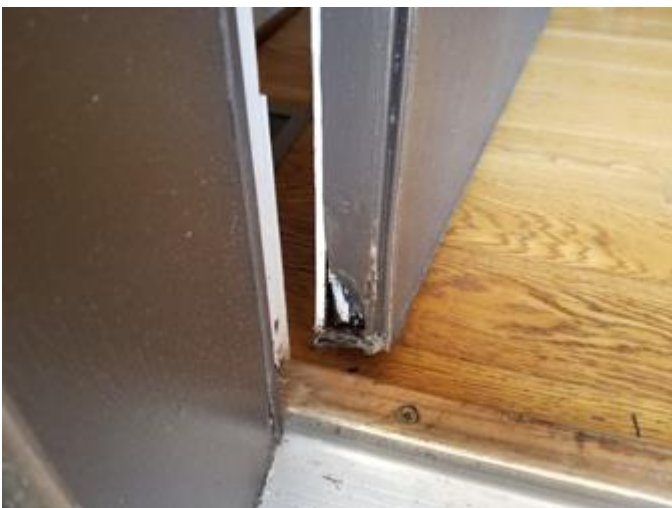


Exterior - Chimney

- ✓ No issues noted.

Exterior - Doors

- ✕ **Issue** The door is deteriorated.
- Location** Bottom corners at all 3 rear deck doors
- Action** *Replace the deteriorated doors.*
- Cost** \$960 - \$1440



EXTERIOR

Exterior - Stairs/Steps

- X **Issue** The handrail is loose. This is a safety hazard.
- Location** Front left entrance steps, right side handrail and the rear left steps
- Action** *Repair or replace the handrail.*
- Cost** \$240 - \$360



- X **Issue** There are open post holes at the handrails.
- Location** Front and rear
- Action** *Hire a contractor to make required repairs.*
- Cost** \$80 - \$120



EXTERIOR

- ✕ Issue The handrail is damaged and corroded.
- Location Rear left steps
- Action *Replace the handrail.*
- Cost \$240 - \$360



- ✕ Issue The mortar joints at the steps are deteriorated.
- Location Rear left steps
- Action *Hire a contractor to make required repairs.*
- Cost \$120 - \$180



Exterior - Stoop

- ✓ No issues noted.

EXTERIOR

Exterior - Porch

- X Issue The screen at the porch is damaged.
- Location Rear
- Action *Repair or replace the screen.*
- Cost \$100 - \$150



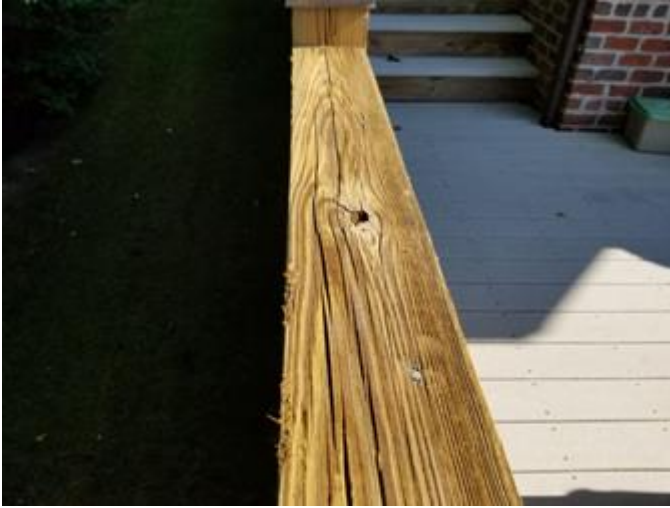
Exterior - Deck/Balcony

- X Issue The deck support post exhibits minor deterioration.
- Location Rear deck, right side post
- Action *Hire a contractor to make required repairs.*
- Cost \$200 - \$300



EXTERIOR

- X** Issue The guardrails have splinters. This is a personal injury hazard.
Location Throughout the rear deck
Action *Repair or replace the guardrail.*
Cost \$220 - \$330



- X** Issue A section of the guardrail is warped.
Location Rear right section of the deck
Action *Repair or replace the guardrail.*
Cost \$160 - \$240



Exterior - Garage Vehicle Door

- ✓** No issues noted.

EXTERIOR

Exterior - Garage Vehicle Door Opener

- X** Issue The chain on the automatic garage door opener has too much slack. This allows shocks to the mechanism during operation and can cause the chain to break or come off.
- Location Right side garage door
- Action *Hire a contractor to make required repairs.*
- Cost \$120 - \$180



- X** Issue The automatic opener does not reverse properly at the garage vehicle door. It should reverse within 2 seconds of closing on a 1 - 1.5" object placed on the floor. This is a safety hazard.
- Location Right side garage door
- Action *Hire a contractor to make required repairs.*
- Cost \$100 - \$150



Exterior - Carport

- ⊖** Not present.

ROOF

COVERING

Location	
Material	Wood shake/shingle
Age (Years)	10 to 14
Estimated Useful Life When New (Years)	16 to 20
Inspection Method	Walked accessible areas Viewed from ground with binoculars

INFORMATION

Estimated remaining life of roofing is subjective and depends on numerous criteria, which vary by roof and may include the following variables:

- i) direction and exposure to the sun, i.e., the more directly the roof is exposed to the sun, the shorter the roof's life, e.g., south-facing slope generally wears out faster than a north-facing slope;
- ii) slope of the roof, i.e., the higher the slope, the faster water drains off, e.g., higher- sloped roofs generally last longer than lower-sloped roofs;
- iii) color of the roof, i.e., lighter roofs are cooler and generally last longer; color may affect the temperature of the roof surface by as much as 10F to 20F;
- iv) weight of the roof covering, i.e., heavier shingles typically last longer than lighter shingles;
- v) quality of the sheathing, i.e., type and thickness of materials used; and
- vi) attic ventilation, i.e., proper attic ventilation helps to control temperature of the roof during hot weather and is essential to reduce moisture-related sheathing damage.

Estimates of age and remaining life are based on an inspector's experience, as well as numerous assumptions and variables, including the aforementioned variables. Therefore, inspector estimates should be considered a general guide.

Please note that roof leaks often are due to flashing or valley failures. If there are roofing leaks, inspect the flashings or valleys before assuming that damaged or deteriorated roofing material is the cause of the water penetration.

Wood shakes and shingles are fragile compared to other roofing materials; anticipate regular maintenance to prolong the roof's serviceability. Proper maintenance of this type of roof should include the removal of debris and the periodic coating of the surface with a wood preservative product with a fungicide and some form of ultraviolet protection. Products listed as sealants, water proofers, or plasticizers should not be used. Individually rotted or defective pieces should be replaced as required.

ROOF

COMMENTS

Roof - Covering

- ✕ Issue The roofing is damaged. This permits water penetration.
- Location Right side
- Action *Repair or replace the roofing.*
- Cost \$200 - \$300



- ✕ Issue The roofing is lifted. This permits water penetration.
- Location Throughout the front and rear
- Action *Hire a contractor to make required repairs.*
- Cost \$480 - \$720



ROOF

- X** Issue There is moss, mold, or other biological build-up on the roof covering. The growth may damage the roof covering and cause premature deterioration or failure.
- Location Throughout the roof
- Action *Clean the roofing.*
- Cost \$240 - \$360



- X** Issue The roofing is loose. This permits water penetration.
- Location Front left and right sections
- Action *Hire a contractor to make required repairs.*
- Cost \$200 - \$300



ROOF

Roof - Flashing

- X** Issue There is a gap in the flashing. This can allow water to enter, causing deterioration of the materials behind and under the flashing. The condition of the materials behind and under the flashing could not be determined and hidden damage may exist.
- Location Above the front metal roofs and the rear right corner of the attic
- Action *Hire a contractor to make required repairs.*
- Cost \$180 - \$270



Roof - Skylight

- Not present.

STRUCTURE

FOUNDATION

Foundation	Basement, Crawl space CMU (cinderblock)
Beams	Steel
Piers and Posts	CMU (cinderblock), Steel
Floor	Conventional framing I-joists
Walls	Wood framing
Roof	Conventional framing Dimensional lumber
Roof Sheathing	Oriented strand board (OSB)

ATTIC

Access Location	
Access Type	
% Visibility	90
Inspection Method	Entered

LIMITATIONS

Foundation	Finished areas limit inspection; inspector does not inspect behind walls, above ceilings, or other obstructions which conceal the inspector's view.
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WATER CONTROL

ROOF DRAINAGE

Gutters and Downspouts

Conventional
Aluminum

STRUCTURAL DRAINAGE

Exterior Drain

Underground downspout extension

LOT DRAINAGE

Grading

LIMITATIONS

Gutter/Downspout

Downspout(s) discharge into an underground drainage system; condition of underground portions of the drainage system cannot be inspected.

INFORMATION

The overwhelming majority of water penetration problems is caused by surface water that is not managed properly. Grading which slopes towards the foundation of the home permits water to accumulate at the foundation; poor maintenance of gutter and downspout systems also contributes to water accumulation problems.

Grading around the home should be maintained so that surface water does not accumulate close to the foundation. Grading should slope away from the home at a rate of approximately 1" per 1' for at least 6'.

In order to divert water away from the foundation, soil must be dense and slope away from the foundation. In situations in which regrading is not a reasonable option, an interior hydrostatic pressure relief system with a sump pump may be required.

Keep gutters and downspouts clean and free of debris or obstructions. Gutters which hold water tend to sag, overflow, and may cause water penetration to occur through below grade foundation walls. Homes near trees require more frequent gutter and downspout cleaning to ensure continued proper functionality. Roof gutters should be installed with adequate slope towards the downspouts to allow for proper draining of the gutters. Downspouts should deposit roof water away from the walls of the house with splash blocks or downspout extensions. The grades in the areas where the water is being deposited must slope away from the walls and properly divert water from the house.

WATER CONTROL

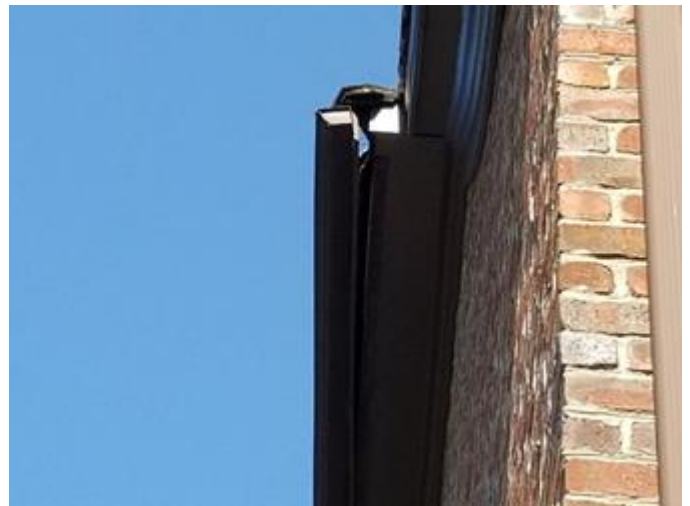
COMMENTS

Water Control - Gutter/Downspout

- ✕ Issue The gutters are damaged. This affects proper water control and permits water intrusion and deterioration.
- Location Attached garage
- Action *Repair or replace the gutters.*
- Cost \$240 - \$360



- ✕ Issue The gutters are loose. This affect proper water control and permits water intrusion and deterioration.
- Location Upper rear middle and rear left sections
- Action *Secure the loose gutters.*
- Cost \$140 - \$210



Water Control - Drain

- ✓ No issues noted.

Water Control - Grading

- ✓ No issues noted.

WATER CONTROL

Water Control - Window Well

⊖ Not present.

Water Control - Sump Pump

⊖ Not present.

INSULATION AND VENTILATION

INSULATION

Attic Insulation	Cellulose, Fiberglass batts
Approximate Depth "	8
Basement Insulation	Fiberglass batts
Approximate Depth "	
Crawl Space Insulation	Fiberglass batts

VENTILATION

Ventilation	Bathroom fan, Gable vent, Ridge vent, Soffit vent
Humidity Control	

INFORMATION

Attic ventilation is critically important. During summer or humid months, inadequate attic ventilation can lead to roof degradation because of high temperatures or moisture. During winter or colder months, inadequate attic ventilation can lead to condensation, mold or mildew development, sheathing problems and indoor air quality problems.

Ice dam leaks occur in winter if a roof system is not properly ventilated and/or insulated. The situation usually occurs when outside temperatures are below freezing and the attic temperature is above freezing with snow on the roof. As snow melts, it runs down the roof, and then refreezes at the colder eaves, forming an ice dam, which backs up under the roof covering near the eaves. The general remedy to ice damming is to improve attic ventilation and/or insulation, the objectives of which are to provide proper air flow and to keep the attic and roof sheathing as cool as possible.

COMMENTS

Insulation and Ventilation - Attic Insulation

✓ No issues noted.

Insulation and Ventilation - Basement Insulation

✓ No issues noted.

Insulation and Ventilation - Crawl Space Insulation

✓ No issues noted.

Insulation and Ventilation - Ventilation

✓ No issues noted.

INSULATION AND VENTILATION

Insulation and Ventilation - Humidity Control

- X **Issue** The crawl space vapor retarder does not cover all areas. This will raise the humidity and is conducive to moisture related problems.
- Location** Throughout the crawlspace
- Action** *Repair or replace the vapor retarder.*
- Cost** \$200 - \$300



INTERIOR

INTERIOR

Floors
Walls
Ceilings
Windows

FIREPLACE

Location	
Type	Gas logs
Materials	
Ventilation	

COMMENTS

Interior - Floors

✔ No issues noted.

Interior - Walls

✔ No issues noted.

Interior - Ceilings

✔ No issues noted.

Interior - Stairs/Steps

⊖ Not present.

Interior - Cabinets

✔ No issues noted.

Interior - Countertops

✔ No issues noted.

INTERIOR

Interior - Doors

- X Issue The door will not latch shut.
- Location Throughout the house
- Action *Repair or replace the hardware.*
- Cost \$100 - \$150



- X Issue The door frame is loose.
- Location Basement bedroom closet doors
- Action *Hire a contractor to make required repairs.*
- Cost \$80 - \$120



INTERIOR

Interior - Windows

- ✕ Issue The weather stripping at the window is damaged.
Location 2nd floor, Rear right bedroom
Action *Repair or replace the weather stripping.*
Cost \$60 - \$90



Interior - Fireplace

- ✓ No issues noted.

Interior - Fireplace Damper

- ⊖ Not present.

Interior - Fireplace Doors/Screens

- ⊖ Not present.

Interior - Fuel-burning Appliances

- ⊖ Not present.

ELECTRICAL

SERVICE

Source	Underground
Conductor	Aluminum
Service Disconnect Type	Circuit breaker
Service Disconnect Location	
Grounding/Bonding	

PANEL

Location	
Type	Circuit breaker
Amperage	400
Voltage	120/240

DISTRIBUTION

Sub-Panel Location	
Sub-Panel Type	Circuit breaker
Wiring Type(s)	Non-metallic sheathed cable (Romex)
Wiring Material(s)	Copper

INFORMATION

The age of batteries in smoke detectors and carbon monoxide detectors is not evident; therefore, we recommend installation of new batteries upon occupancy of the home.

Please note that the function of photo-electrically controlled lights, motion detector devices, and those controlled by timers is beyond the scope of a home inspection.

COMMENTS

Electrical - Service

✔ No issues noted.

Electrical - Panel

✔ No issues noted.

Electrical - Sub-Panel

✔ No issues noted.

ELECTRICAL

Electrical - Branch Circuits

- ❌ **Issue** There are exposed branch circuit ends. All wire terminations must be in a permanently-accessible approved junction box, with a cover, for safety. This is a safety hazard.
- Location** Rear left section behind the garage
- Action** Hire an electrician to make required repairs.
- Cost** \$120 - \$180



Electrical - Grounding/Bonding

- ✅ No issues noted.

Electrical - Receptacles

- ✅ No issues noted.

Electrical - Switches

- ❌ **Issue** The switch is an improperly-wired three way switch. This affects proper function, and can be a shock hazard and safety concern.
- Location** Rear right dining room chandelier and the third floor stairwell
- Action** Hire an electrician to make required repairs.
- Cost** \$120 - \$180



ELECTRICAL

Electrical - Fixtures

✓ No issues noted.

Electrical - Smoke/CO Detectors

✓ No issues noted.

HEATING AND COOLING

HEATING SYSTEM 1

Location	First floor, left side
Type	Furnace
Energy Source	Natural gas
Age (Years)	13
Estimated Useful Life When New (Years)	15 to 25

HEATING SYSTEM 2

Location	First floor, right side
Type	Furnace
Energy Source	Natural gas
Age (Years)	13
Estimated Useful Life When New (Years)	15 to 25

HEATING SYSTEM 3

Location	Basement
Type	Furnace
Energy Source	Natural gas
Age (Years)	13
Estimated Useful Life When New (Years)	15 to 25

HEATING SYSTEM 4

Location	Second floor
Type	Furnace
Energy Source	Natural gas
Age (Years)	13
Estimated Useful Life When New (Years)	15 to 25

COOLING SYSTEM 1

Location	First floor, left side
Type	Central Split
Temperature at Return	072
Temperature at Supply	054
Energy Source	Electric
Age (Years)	13
Estimated Useful Life When New (Years)	10 to 15

COOLING SYSTEM 2

Location	First floor, right side
Type	Central Split
Temperature at Return	72
Temperature at Supply	55
Energy Source	Electric
Age (Years)	13
Estimated Useful Life When New (Years)	10 to 15

COOLING SYSTEM 3

Location	Basement
Type	Central Split
Temperature at Return	070
Temperature at Supply	053
Energy Source	Electric
Age (Years)	13
Estimated Useful Life When New (Years)	10 to 15

HEATING AND COOLING

COOLING SYSTEM 4

Location	Second floor
Type	Central Split
Temperature at Return	070
Temperature at Supply	053
Energy Source	Electric
Age (Years)	13
Estimated Useful Life When New (Years)	10 to 15

DISTRIBUTION

Distribution

INFORMATION

HVAC manufacturers recommend replacement/cleaning of air filters at regular intervals; dirty filters restrict airflow, reduce efficiency, impair air quality, and reduce overall service life expectancy of HVAC equipment.

The cooling system is near or at the end of its useful life. We recommend establishing a budget to replace the cooling system.

COMMENTS

HVAC - Heating System 1

✓ No issues noted.

HVAC - Heating System 2

✓ No issues noted.

HVAC - Heating System 3

✓ No issues noted.

HVAC - Heating System 4

✓ No issues noted.

HEATING AND COOLING

HVAC - Cooling System 1

- ✕ Issue The insulation at the refrigerant lines is damage/deteriorated.
- Location At all right side compressors
- Action *Hire an electrician to make required repairs.*
- Cost \$100 - \$150



HVAC - Cooling System 2

- ✓ No issues noted.

HVAC - Cooling System 3

- ✓ No issues noted.

HVAC - Cooling System 4

- ✓ No issues noted.

HVAC - Circulator Pump/Fan

- ✓ No issues noted.

HVAC - Compressor

- ✓ No issues noted.

HVAC - Condensate System

- ✓ No issues noted.

HVAC - Distribution

- ✓ No issues noted.

HVAC - Exhaust/Draft System

- ✓ No issues noted.

HVAC - Heat Exchanger

- ✓ No issues noted.

HVAC - Humidifier

- ⊖ Not present.

HEATING AND COOLING

HVAC - Thermostat

 No issues noted.

PLUMBING

SUPPLY AND PIPES

Service	Public
Service Pipe	HDPE (high density polyethylene)
Water Pressure (psi)	
Main Shut-off Location	Unfinished basement, behind the water heater
Interior Supply Piping	Copper
Drain/Waste/Vents	PVC

WATER HEATER

Location	
Type	Conventional tank
Fuel Type	Natural gas
Capacity (Gallons)	75
Age (Years)	2
Estimated Useful Life When New (Years)	10 to 15

WHIRLPOOL TUB

Type

INFORMATION

Visible, accessible portions of supply and drain lines are inspected; however, most supply and drain lines are not visible and, therefore, can't be visually inspected.

Check drainage at all plumbing fixtures and associated appliances during pre-settlement walk-through. Recommended hot water temperature is approximately 120 °F or lower.

COMMENTS

Plumbing - Service

✓ No issues noted.

Plumbing - Main Shut-off

✓ No issues noted.

Plumbing - Supply Pipes

✓ No issues noted.

Plumbing - Drain, Waste, Vents

✓ No issues noted.

PLUMBING

Plumbing - Toilet

- X** Issue The toilet base is loose at the floor. This permits leaks and causes water damage to surrounding areas.
- Location Master and basement bathrooms
- Action *Hire a plumber to make required repairs.*
- Cost \$180 - \$270



Plumbing - Tub/Shower

- X** Issue The tub/shower door needs adjustment or is broken. This affects proper operation, and can be a safety hazard.
- Location 2nd floor, rear left bathroom
- Action *Hire a plumber to make required repairs.*
- Cost \$100 - \$150



PLUMBING

- X** Issue The tub/shower is slow to drain. This prevents proper function. As part of a visible general home inspection, the exact condition of the interior of the plumbing pipes could not be determined.
- Location 2nd floor, rear right bathroom
- Action *Hire a plumber to make required repairs.*
- Cost \$140 - \$210



Plumbing - Sink

- X** Issue The sink faucet handle is leaking. This affects proper function.
- Location 1st floor, left side half bathroom- cold side
- Action *Hire a plumber to make required repairs.*
- Cost \$100 - \$150



PLUMBING

- ❌ **Issue** The sink is slow to drain. This prevents proper function. As part of a visible general home inspection, the exact condition of the interior of the plumbing pipes could not be determined.
- Location** 1st floor, rear left bar sink, second floor rear left bathroom,
- Action** *Hire a plumber to make required repairs.*
- Cost** \$180 - \$270



Plumbing - Water Heater

- ✅ No issues noted.

Plumbing - Water Heater Exhaust Draft

- ⊖ Not present.

Plumbing - Water Heater TPRV

- ✅ No issues noted.

Plumbing - Whirlpool Tub

- ✅ No issues noted.

FUEL SERVICES

FUEL SERVICES

Main Shut-off Valve Location
Meter

APPLIANCES

KITCHEN

Range/Oven

Dishwasher

Ventilation System

Overhead external discharge

INFORMATION

Clean dryer vents at regular intervals. Ductwork should be rigid material and as short and straight as possible. If ductwork extensions are required, sections should be taped together as opposed to connected with screws to ensure that lint does not collect on any screw points. If clothing requires an unusually long time to dry, or if airflow is weak at the exhaust end of the duct, the vent may be clogged. Dryer fires are not uncommon and dryer vent restriction is one cause of dryer fires.

COMMENTS

Appliances - Range/Oven

✓ No issues noted.

Appliances - Oven

⊖ Not present.

Appliances - Microwave

⊖ Not present.

Appliances - Cooktop

⊖ Not present.

Appliances - Garbage Disposal

⊖ Not present.

Appliances - Dishwasher

✗ **Issue** The dishwasher leaks. This affects proper operation and can cause damage.
Location Kitchen, top dishwasher
Action *Repair or replace the dishwasher.*
Cost \$220 - \$330



APPLIANCES

Appliances - Refrigerator/Freezer

✓ No issues noted.

Appliances - Other Built-ins

⊖ Not present.

Appliances - Ventilation System

✓ No issues noted.

Appliances - Washer

⊖ Not present.

Appliances - Dryer

⊖ Not present.

OTHER

CONDITIONS CONDUCTIVE TO WATER PENETRATION

There are conditions which are conducive to water penetration into the structure. Hire a contractor for further evaluation and repairs.

Location(s)

- Unfinished section of the basement, right side

Area

- Water appears to be coming through the foundation wall.



UNBONDED GAS LINES

There are unbonded CSST gas lines present. This is a safety hazard. Hire an electrician for further evaluation and repairs.

Location(s)

- Front left section of the unfinished basement

