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John Smith

Confidential Inspection Report

4321 Main Street
Big Town VA 99999



Prepared For:
John Smith

Inspector:
Stephen A. Midkiff
VA Lic. # 3380001328 (Expires 6/30/2026)
VA NRS Lic. # 338000328
InterNACHI Member # 18032217

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ORIENTATION: All exterior and interior directions 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 damage 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 compoent may not be required but installation or addition of the item or component would enhance occupant health and safety.

THERMAL IMAGING: 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.

STANDARDS OF PRACTICE FOLLOWED: Commonwealth of Virginia Department of Professional and Occupational Regulation (DPOR) and International Association of Certified Home Inspectors (InterNACHI).

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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.

Tuesday, July 16, 2024

Inspection Site



4321 Main Street
Big Town VA 99999

Thank you for choosing Premier Inspections LLC to perform your home inspection. This was a visual, non-invasive inspection that documented the visible condition of the property as of 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.

In order to give you as much information about the property as possible, some of the comments in this report may exceed the minimum required standards set by the Commonwealrth of Virginia and the International Association of Certified Home Inspectors. We exceed the mininum Standards of Practice only when we can reasonably do so without going beyond 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 or handymen. We are not liable for any actions taken by contractors, workmen, or others.

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 grading contractor. Soil surface was sloped

towards structure (see photo). 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 graphic).

Shrubbery:
ACTION - REPAIR: Recommend trimming by qualified licensed contractor or handyman. Shrubbery in contact with siding or structure. Recommended gap between shrubbery and siding is 8 - 12 inches to prevent siding damage.

Retaining Walls:
Condition:
ACTION - REPAIR: Recommend repair by qualified licensed contractor with retaining wall experience. Damage to wall surface.

STRUCTURAL

Structural:
Siding Condition:
ACTION - REPAIR: Recommend repair by qualified licensed contractor or handyman. Missing siding. Siding otherwise appeared functional and in good condition.

Porch / Stoop:
Entry Door Frame, Trim & Flashing:
ACTION - REPAIR: Recommend repair by qualified licensed contractor or handyman. Wood rot.

Deck:
Deck Surface:
ACTION - REPAIR: Recommend repair by qualified licensed contractor or handyman. Deck surface needed sealing or treating to prevent deterioration and weather damage.

Chimney:
Cap:
ACTION-REPAIR - Recommend repair by a qualified licensed contractor. Masonry cap cracked, broken or deteriorated.

Rain Hat:
ACTION - REPAIR: Recommend repair by qualified licensed contractor. Install rain hat, open flue (water intrusion point).

Fireplace:
Firebox:
ACTION - REPAIR: Recommend repair by qualified licensed contractor. Cracks or gaps in firebox wall. Heavy creosote build-up.

ROOF & ATTIC

Roofing:
Roof Covering Condition:
ACTION - REPAIR: Recommend repair by qualified licensed roofing contractor. Damaged shingle(s).

Flashing:
ACTION - REPAIR: Recommend repair by qualified licensed roofing contractor. Kickout flashing improperly

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installed. Damaged or improperly-installed kickout flashing can allow water intrusion under the siding and cause structural damage.

Downspouts:
ACTION - REPAIR: Recommend repair by qualified licensed contractor or handyman. Downspout extension(s) needed to direct water away from the structure. Downspouts that drain too close to the structure could allow water to collect around the foundation walls and cause foundation and moisture issues.

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.

Ceiling Light:
Dining Room:
ACTION - REPAIR: Recommend repair by qualified licensed electrician (electrical issues) or handyman (non-electrical issues). Ceiling light did not function using the wall switch.

Electrical Outlets:
Living Room:
ACTION - REPAIR: Recommend repair by a qualified licensed electrician (electrical issues) or handyman (non-electrical issues). Hot / neutral reverse (reverse polarity - improper wiring).

LIVING SPACES

Living Room:
Electrical Outlets:
ACTION - REPAIR: Recommend repair by a qualified licensed electrician (electrical issues) or handyman (non-electrical issues). Hot / neutral reverse (reverse polarity - improper wiring).

Dining Room:
Light Switches:
ACTION - REPAIR: Recommend repair by qualified licensed electrician (electrical issues) or handyman (non-electrical issues). Light switch not working.

Ceiling Light:
ACTION - REPAIR: Recommend repair by qualified licensed electrician (electrical issues) or handyman (non-electrical issues). Ceiling light did not function using the wall switch.

Smoke Alarms:
ACTION - REPAIR: Recommend repair by qualified licensed contractor or handyman. Smoke alarm did not sound when test button was pressed.

BEDROOMS

Bedroom #1:
Interior Entry Door:
ACTION - REPAIR: Recommend repair by qualified licensed contractor or handyman. Door latch or strike plate needed adjustment so door will close properly.

Windows:

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

BATHROOMS

Bathroom #1:

Faucets:

ACTION - REPAIR: Recommend repair by qualified licensed plumber or handyman. 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 or handyman. 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.

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. Moisture damage on floor joist or subfloor. Dry at time of inspection. Hole or opening in subfloor. Holes or openings should be properly sealed to prevent insect intrusion and energy loss.

Sill Plate & Rim Joist:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Moisture damage on sill plate or rim joist. Moisture meter showed 22.1 % reading. See additional comments in Structural / Deck section for deck flashing (not visible).

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.

Organic Growth/WDO/Pest

ACTION NEEDED - Organic growth, mildew or strong musty odor. Recommend further investigation by a licensed qualified mold contractor prior to final closing. Evidence of possible wood-destroying organisms. Recommend further investigation by a qualified licensed pest control contractor prior to final closing.

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SITE

Driveways and Walkways

Walkway Condition:

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

ROOF & ATTIC

Roofing:

Roof Covering Condition:

ATTENTION - MONITOR: Monitor closely for need of repairs by qualified licensed roofing contractor. Estimating the remaining life expectancy of the roof covering is outside the scope of a home inspection. Roof covering appeared functional at time of inspection with following condition(s) noted: Minor staining.

ELECTRICAL SYSTEMS

Carbon Monoxide Detectors:

Installed:

ATTENTION-RECOMMEND: CO2 monitors did not appear to be installed in all required / recommended locations. installed. Recommend prompt installation of CO2 monitors in all required / recommended locations. See attached graphics for proper location and placement of smoke alarms and CO2 detectors.

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. Cracking that appeared consistent with normal settlement.

BEDROOMS

Bedroom #1:

Floor:

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

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. PEX piping appeared functional and in good condition.

FOUNDATION

Exterior Foundation:

Condition of Exterior Foundation Walls:

ATTENTION - MONITOR: Monitor closely for need of repair by qualified licensed contractor. Cracking that appeared consistent with normal settlement. If the cracks change appearance (become wider, longer, etc.), have the wall evaluated by a qualified licensed structural engineer and any needed repairs made by a qualified licensed

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foundation contractor. No visible evidence of wall displacement 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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(804) 387-1747
steve@premierinspectionsva.com

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GENERAL INFORMATION

Client & Site Information:

Inspection Date:
July 15, 2024.

Inspection Type:
Buyer.

Client:
John Smith.

Inspection Site:
4321 Main Street, Big Town, VA 99999.

In Attendance:
Client's agent. Client.

Inspection Start Time:
10:30 am.

Inspection End Time:
1:45 pm.

Building Characteristics:

Year Built:
1976.

Structure Type:
Single-family home.

Stories:
1

Conditions / Limitations:
Unoccupied.

Utility Services:
All utilities on at time of inspection.

Structure Faces:
West.

Climate Conditions:

Weather:
Clear.

Soil Conditions:
Dry.

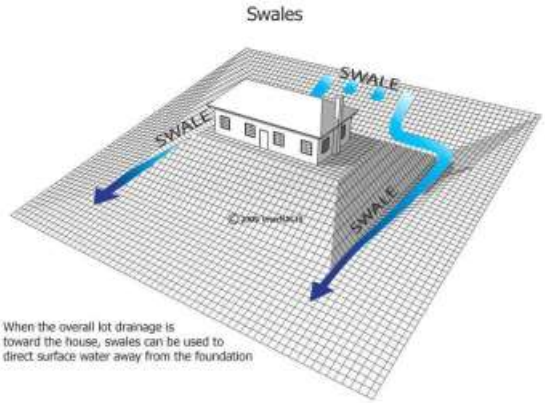
Outside Temperature (F):
80-90.

SITE

Site:

Grading & Drainage:
ACTION - REPAIR: Recommend correction by qualified licensed grading contractor. Soil surface was sloped towards structure (see photo). 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 graphic).





Yard & Grounds:

Yard and grounds appeared to be in good condition.

Shrubbery:
ACTION - REPAIR: Recommend trimming by qualified licensed contractor or handyman. Shrubbery in contact with siding or structure. Recommended gap between shrubbery and siding is 8 - 12 inches to prevent siding damage.



Right side

Trees:
Trees on-site appeared alive and in good condition.

Driveways and Walkways

Driveway Material:
Concrete.

Driveway Condition:
Driveway surface appeared functional and in good condition.

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 (trip hazard).



Uplifting - trip hazard

Retaining Walls:

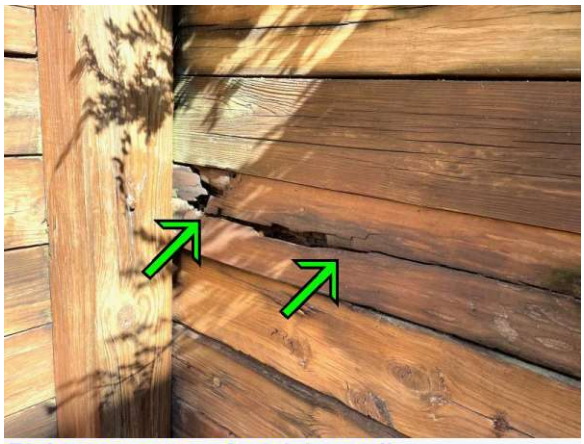
Location:
Rear.

Material:
Stacked railroad ties.

Condition:
ACTION - REPAIR: Recommend repair by qualified licensed contractor with retaining wall experience. Damage to wall surface.



See close-up



Right rear corner of retaining wall

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 (fill pipe, breather pipe, oil lines, or oil-fired appliances) on the property on date of inspection.

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STRUCTURAL

Structural:

Structural Views:





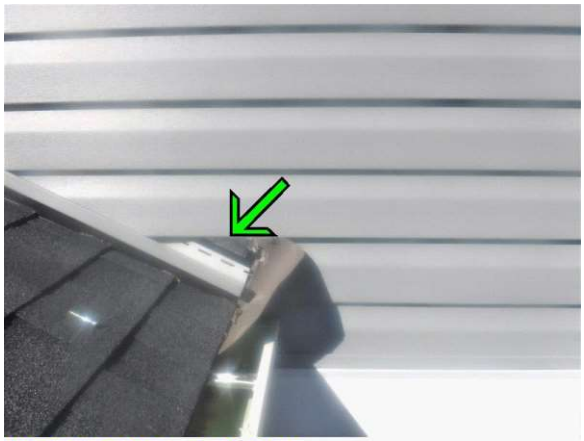




Siding Material(s):
Vinyl.

Siding Condition:
ACTION - REPAIR: Recommend repair by qualified licensed contractor or handyman. Missing siding. Siding otherwise appeared functional and in good condition.

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Missing siding - Left front

Exterior Trim (Soffit, Eaves, Fascia & Rake Boards):
Exterior trim appeared functional and in good condition.

Windows:
Double hung. Windows, window frames and visible flashing appeared functional as viewed from the exterior. See Interior section for additional comments on window condition.

Ground-to-Siding Clearance:
Ground-to-siding clearance appeared to be adequate.

Porch / Stoop:

Location:
Front.

Walls:
Enclosure walls appeared functional and in good condition.

Surface:
Walking surface appeared functional and sloped to direct water away from structure.

Attachment & Flashing:
Attachment or flashing not visible.

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

Railings:
Railings appeared functional, in good condition, and securely attached. Spacing between balusters was 4" (safety measure - prevents small children from getting caught between the balusters).

Light Fixtures:
Light fixture appeared to be properly mounted and 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 or handyman. Wood rot.



Lower right corner - 17% moisture level

Deck:

Material:
Wood.

Support Posts & Footing:
Above-ground portion of the support posts appeared functional at time of inspection. The below-ground portion of the support posts and footings were not visible. Support posts were set in soil.



Bottoms of all posts probed for wood rot

Deck Framing:
Framing and joists appeared functional and in good condition.

Deck Attachment & Flashing:
Deck attachment or flashing not visible. See comments in Crawlspace section regarding wood rot / moisture in sill plate / rim joist.

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). Guard posts appeared functional, in good condition, and securely attached.

Deck Surface:
ACTION - REPAIR: Recommend repair by qualified licensed contractor or handyman. Deck surface needed sealing or treating to prevent deterioration and weather damage.



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

Entry Door Frame, Trim & Flashing:
Entry door frame, trim and flashing appeared functional and in good condition as viewed from the exterior.

Chimney:

Location:
Right side.

Material:
Brick and mortar.

Condition:
Chimney appeared functional and in good condition as viewed from the exterior. No evidence of leaning or pulling away from structure.

Cap:
Masonry. **ACTION NEEDED - REPAIR -** Recommend repair by a qualified licensed contractor. Masonry cap cracked, broken or deteriorated.



Rain Hat:

ACTION - REPAIR: Recommend repair by qualified licensed contractor. Install rain hat, open flue (water intrusion point).

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.

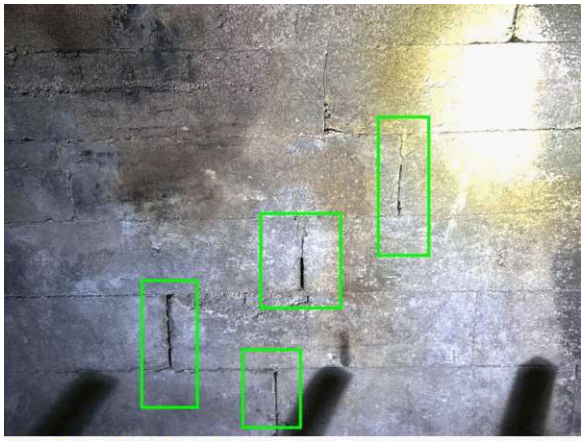
Fireplace:

Location:
Living room.



Fuel:
Wood.

Firebox:
ACTION - REPAIR: Recommend repair by qualified licensed contractor. Cracks or gaps in firebox wall. Heavy creosote build-up.



Gaps in firebox wall



Heavy creosote build-up

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

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

good condition.

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:
DISCLAIMER: The inspection was limited to the visible portion of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. The National Fire Protection Association (NFPA) recommends having a detailed Level 2 chimney inspection by a qualified licensed chimney specialist before using the fireplace. This inspection was visual only and did not constitute a Level 2 inspection.

ROOF & ATTIC

Roofing:

Style:
Gable.

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

Material:
Architectural shingles.

Roof Covering Condition:
ATTENTION - MONITOR: Monitor closely for need of repairs by qualified licensed roofing contractor. Estimating the remaining life expectancy of the roof covering is outside the scope of a home inspection. Roof covering appeared functional at time of inspection with following condition(s) noted: Minor staining.

ACTION - REPAIR: Recommend repair by qualified licensed roofing contractor. Damaged shingle(s).



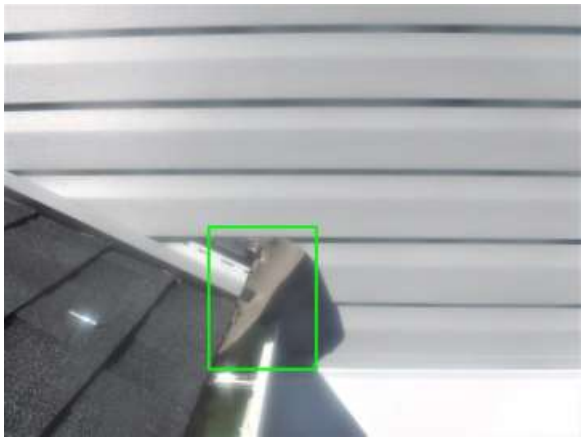
Staining - Rear slope

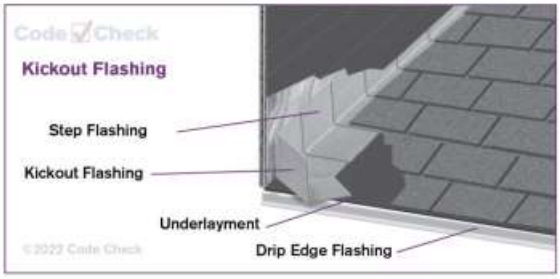


Damaged shingles - Left front

Flashing:

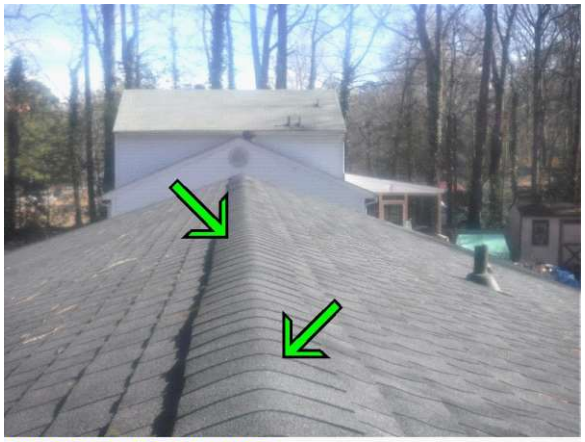
ACTION - REPAIR: Recommend repair by qualified licensed roofing contractor. Kickout flashing improperly installed. Damaged or improperly-installed kickout flashing can allow water intrusion under the siding and cause structural damage.





Ridges:

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



No sagging in ridgeline

Gutters:

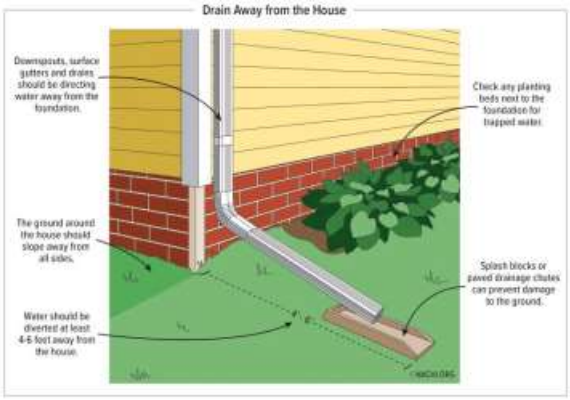
Gutters appeared functional and adequately sloped to carry water to the downspouts.

Downspouts:

ACTION - REPAIR: Recommend repair by qualified licensed contractor or handyman. Downspout extension(s) needed to direct water away from the structure. Downspouts that drain too close to the structure could allow water to collect around the foundation walls and cause foundation and moisture issues.



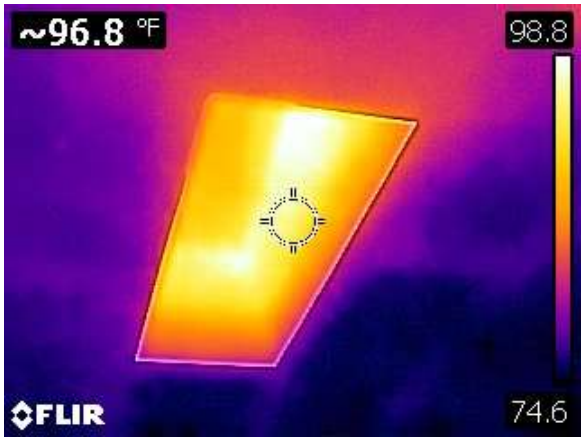
Extend downspout - Right rear



Skylights:

Skylights appeared functional and in good condition as viewed from the exterior. No exterior evidence of leaking at time of inspection. Interior scanned with FLIR camera. Predicting if the skylights may leak in the future is beyond the scope of this inspection. See comments for interior rooms where skylights were located for additional comments.





Ventilation:

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.

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

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

Insulation:
Fiberglass batts. Insulation level appeared to be sufficient. Insulation not in contact with roof decking.

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:
Light fixture installed. Functional at time of inspection.

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

ELECTRICAL SYSTEMS

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:
Main service ground wire located. Grounding provided by connection to metallic water pipe.

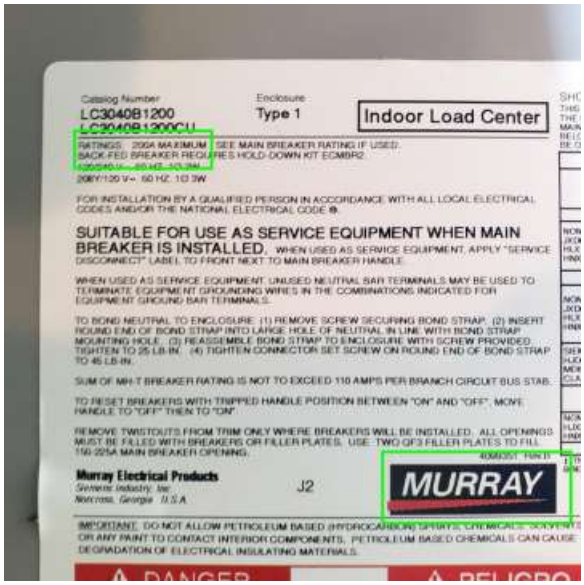
Attic & Ventilation:
Light fixture installed. Functional at time of inspection.

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.

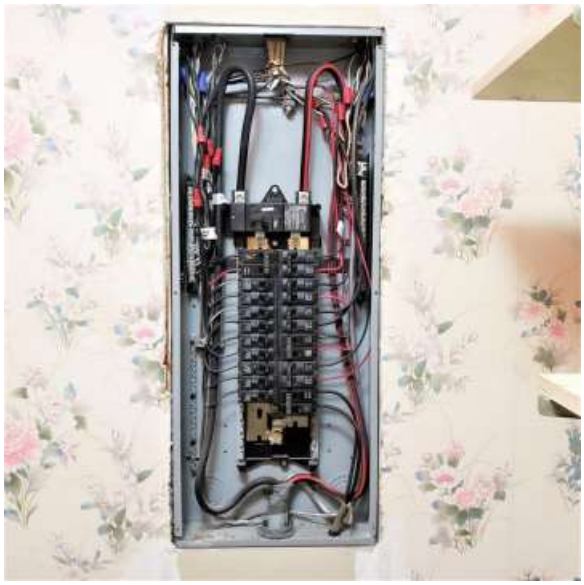
Panel Brand / Rating / Devices:
Murray. 200 amps. Circuit breakers.



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. Main disconnect appeared to be functional and in good condition.

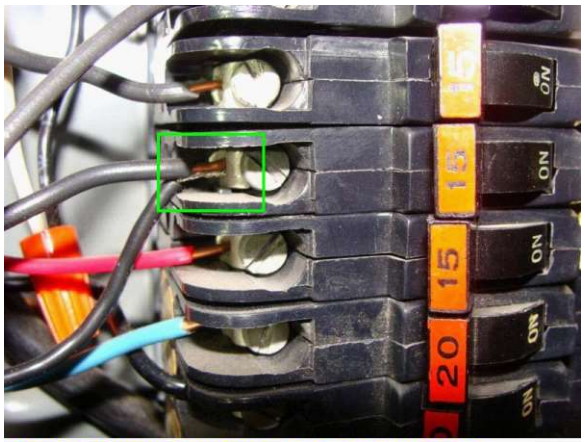
Panel Cover Removed:
Yes.



Entrance Cable Size:
4/0 aluminum (sized for 200 amp service).

Panel Wiring:
Copper.

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.



Double-tapped breaker - Left side / Middle

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.

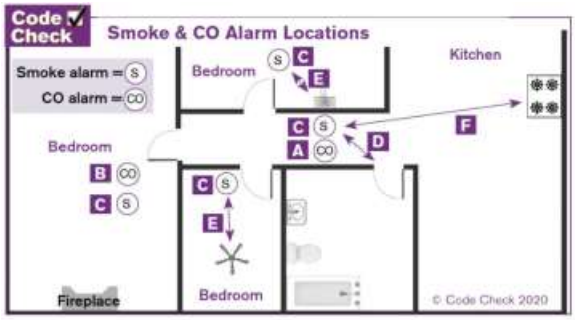
Wiring:

Material(s):
Non-metallic cable (commonly known as "Romex").

Wiring Condition:
Visible branch circuit wiring appeared functional and in good condition.

Carbon Monoxide Detectors:

Installed:
ATTENTION-RECOMMEND: CO2 monitors did not appear to be installed in all required / recommended locations. installed. Recommend prompt installation of CO2 monitors in all required / recommended locations. See attached graphics for proper location and placement of smoke alarms and CO2 detectors.



Smoke & CO Alarm Locations **18 IRC**

- ☐ Req'd outside each separate sleeping area A _____ 315.3
- ☐ Req'd in bedroom or attached bath w/ fuel-burning device B _____ 315.3
- ☐ Alarms must comply w/ NFPA 72 & be listed to UL 217 _____ 314.1
- ☐ Req'd in each sleeping room & outside in immediate vicinity C _____ 314.3
- ☐ Min 3 ft. from door to bath w/ tub or shower if no conflict w/ above D _____ 314.3
- ☐ Min 3 ft. from forced-air outlet or tip of ceiling paddle fan blade E _____ 314.1
- ☐ Photoelectric min 6 ft. from permanently installed cooking appliance F 314.3.1
- ☐ Ionization min 20 ft. from cooking, 10 ft. OK w/ hush button F _____ 314.3.1

Exterior Electrical Outlets & Wiring:

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

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

Other Electrical Equipment & Systems:

Generator
DISCLAIMER - Generator installed for emergency power. Detailed inspection of generators is beyond the scope of this inspection. No evidence of damage and the necessary electrical connections were present and appeared to have been done properly. If a more detailed assessment is needed, recommend contacting a qualified licensed electrician.

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:
ACTION - REPAIR: Recommend repair by qualified licensed electrician (electrical issues) or handyman (non-electrical issues). Ceiling light did not function using the wall switch.

Bedroom #1:
Ceiling light functional and appeared to be in good condition.

Kitchen Interior
No ceiling light installed.

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 (electrical issues) or handyman (non-electrical issues). Hot / neutral reverse (reverse polarity - improper wiring).



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.

Kitchen Interior
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 main electrical panel.

HVAC

Thermostat(s):

Condition:
Thermostat(s) appeared functional and in good condition.

Exterior 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 (3rd and 4th digits in serial number).



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 easily accessible. 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.

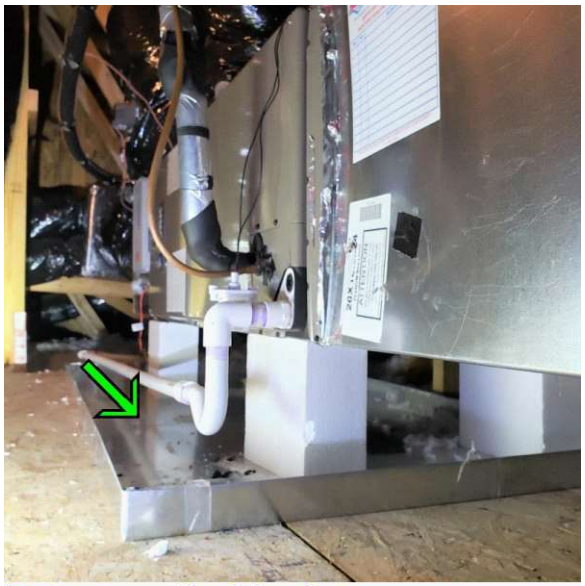
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Unit Tested:
Cooling mode only due to outside temperature. To avoid damaging the compressor or other components of the unit, we do not operate the heat pump or mini-split in heating mode if the outside temperature is above 70 degrees at time of inspection.

Condensate Management:

Primary Condensate Disposal:
Exterior / Rear. 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).



Drain pan on attic air handler

Cooling System Performance:

Temperature Readings:
Taking temperature readings at registers is a simplified way for the inspector to gauge the general efficiency of the cooling system. It is not as accurate as having a qualified licensed HVAC contractor do an in-depth assessment of cooling system performance. Return register(s): 77.0 degrees F. Supply register(s): 56.8 / 57.7 / 59.0 degrees F.









System Performance:
Based on the temperature readings, the cooling system appeared to be cooling adequately at time of inspection.

Interior Unit:

Type:
Air handler.



Location:
Attic.

Brand & Age:
Brand: Trane. Manufacture date (determined from data plate and manufacturer-provided information): 2022 (date noted on data plate).



Fuel Source:
Electric.

Condition of Unit:
Cabinet appeared functional and in good condition.

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 tested and appeared to function properly. See comments for exterior heat pump.

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

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.

Living Room:

Location:
Left front.

Exterior Entry Door:

Entry door appeared functional and in good condition.

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:
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.





Smoke Alarms:
Smoke alarm sounded when the test button was pressed, was securely attached, and was not physically damaged.

Walls:
ATTENTION - MONITOR: Monitor closely for change in condition and need of repair by qualified licensed contractor. 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 (electrical issues) or handyman (non-electrical issues). Hot / neutral reverse (reverse polarity - improper wiring).



Floor:
Floor appeared functional and in good condition.

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

Fireplace:
There was a fireplace in this room. See Structural Section for details.

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.

Smoke Detectors:
Smoke alarm sounded when the test button was pressed, was securely attached, and was not physically damaged.

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.

Closet(s):
All closets appeared functional and in good condition. Closet was lighted.

Dining Room:

Location:
Right rear.

Interior Entry Door:
Open doorway.

Light Switches:
ACTION - REPAIR: Recommend repair by qualified licensed electrician (electrical issues) or handyman (non-electrical issues). Light switch not working.

Ceiling Light:
ACTION - REPAIR: Recommend repair by qualified licensed electrician (electrical issues) or handyman (non-electrical issues). Ceiling light did not function using the wall switch.

Ceiling:
Ceiling appeared functional and in good condition.

Smoke Alarms:
ACTION - REPAIR: Recommend repair by qualified licensed contractor or handyman. Smoke alarm did not sound when test button was pressed.

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.

Heat Source:
Heat source installed.

BEDROOMS

Bedroom #1:

Location:
Primary bedroom. Left middle.

Interior Entry Door:
ACTION - REPAIR: Recommend repair by qualified licensed contractor or handyman. 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.

Smoke Alarms:
Smoke alarm not tested (inaccessible / tied into alarm or security system / automatic alert).

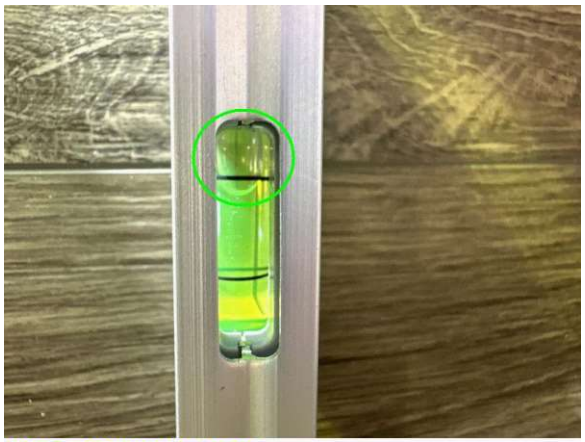
Walls:
Walls appeared functional and in good condition.

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



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.

BATHROOMS

Bathroom #1:

Type:
Primary bath.

Location:
Right middle.

Entry Door:
Entry door appeared functional and in good condition.

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

Linen Closet:
Closet appeared functional and in good condition.

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.

Skylights:
Skylights appeared functional and in good condition as viewed from the interior and there was no evidence of leaking at time of inspection. See additional comments in Roofing section.

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 plumber or handyman. 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 or handyman. Active water leak.





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. Visible supply line material(s): PEX plastic.

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.

Glass Tub/Shower Door:
Glass doors installed and they appeared to contain safety glass.

Caulking/Water Contact Areas:
Caulking in water contact areas appeared functional and in good condition.

KITCHEN

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:
No ceiling light installed.

Walls:
View of the walls was partially blocked by furniture or personal items. Visible portion of the 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.

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

Cabinets, Drawers, and Doors:
Cabinets, doors, and drawers were functional and appeared to be in good condition. Island cabinet installed. Island was secured to the floor and appeared to be functional and 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.

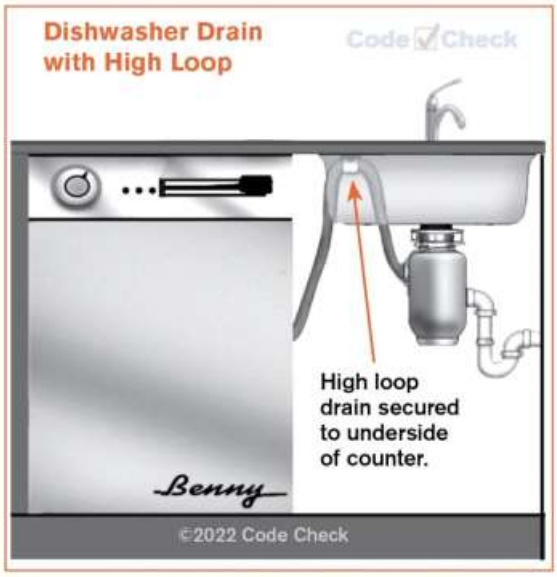
Sink and Drain Fixtures:
Sink and drain fixtures appeared functional and in good condition.

Caulking @ Water Contact Areas:
Caulking in water contact areas appeared functional and in good condition.

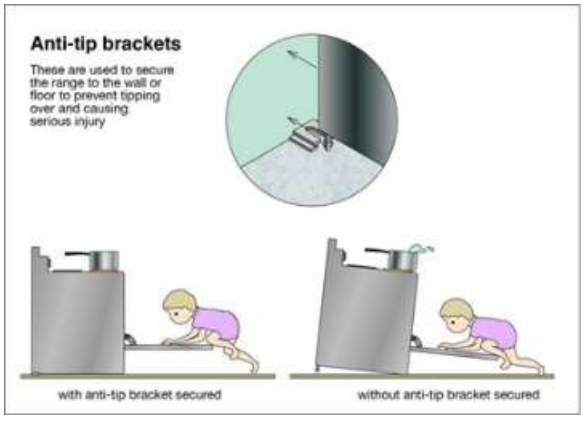
Kitchen Appliances:

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.

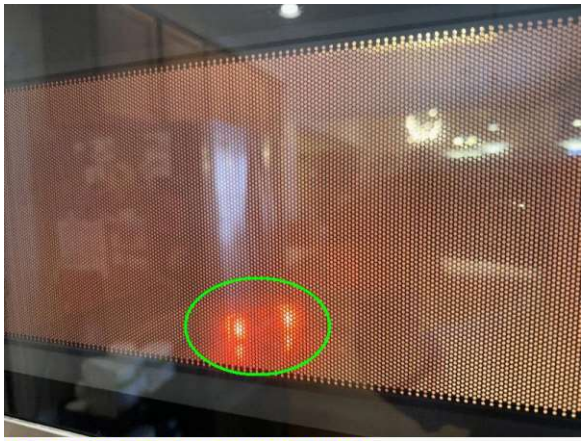


Range/Oven:
Brand: General Electric Type: Free-standing. Fuel source: Electric. Range top and oven elements tested and appeared functional and in good condition. **ACTION - REPAIR:** Recommend repair by qualified licensed appliance technician. No anti-tip bracket installed on free-standing range or oven. An anti-tip bracket prevents the unit from tipping over if weight is placed on the open oven door.





Microwave Oven:
Brand: Bosch. Type: Built-in. 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.



Refrigerator temperature



Freezer temperature

Water For Refrigerator:
Water line for refrigerator installed. Water valve located near the refrigerator.

LAUNDRY

Laundry:

Laundry Room Ventilation:
Laundry room ventilation appeared adequate.

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 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 main electrical panel.

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

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:
Washer pan installed under the washing machine.

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.

PLUMBING SYSTEM

Water Service / Waste Disposal / Plumbing:

Water Source:
Public.

Water Meter Location:
Front yard.

Water Piping Material(s):
Visible piping material(s): PEST-G-PB2110 ASTM D-3309 PEX plastic. 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. PEX piping appeared functional and in good condition.



Polybutylene piping in crawlspace

Main Water Line Shutoff:

Crawl space, 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. Visible waste piping appeared functional and in good condition.

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: Rheem. 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): 2019 (date noted on data plate).





Capacity:
40 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.

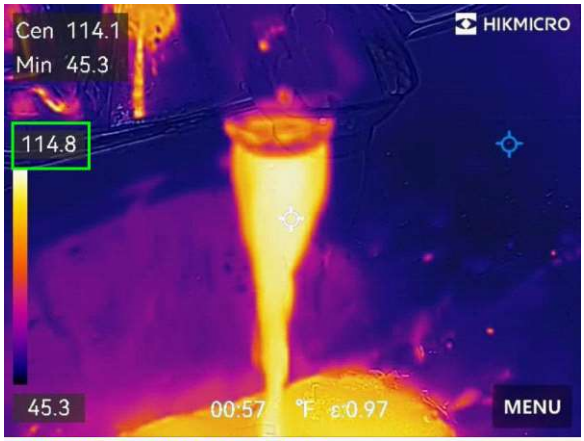
Water Piping Condition:
Water piping appeared functional, in good condition and properly installed.

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 - 113.9 degrees F



Bathroom - 114.8 degrees F

Temperature & Pressure Relief Valve (TPR):
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 crawl space. The TPR discharge pipe should be routed to a visible, conspicuous location where it can be monitored.



TPR drain pipe routed to crawlspace

FOUNDATION

Exterior Foundation:

Foundation Type:
Raised foundation with crawlspace.

Foundation Materials:
Cinderblock - Concrete masonry units (CMU). Brick veneer.

Condition of Exterior Foundation Walls:
ATTENTION - MONITOR: Monitor closely for need of repair by qualified licensed contractor. Cracking that appeared consistent with normal settlement. If the cracks change appearance (become wider, longer, etc.), have the wall evaluated by

a qualified licensed structural engineer and any needed repairs made by a qualified licensed foundation contractor. No visible evidence of wall displacement at time of inspection.



Left side near front corner

Crawlspace:

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

Method of Inspection:
Crawlspace inspected by entering and crawling through.





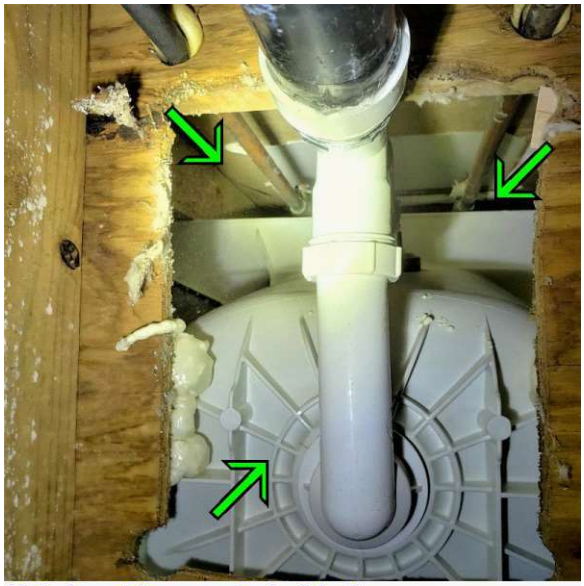
Interior Foundation Walls:
Visible / exposed portions of the perimeter foundation walls appeared functional and in good condition. No evidence of cracking or differential movement.

Joists & Subfloor:
Visible portions of floor joists appeared functional. **ACTION** - **REPAIR:** Recommend repair by qualified licensed contractor. Moisture damage on floor joist or subfloor. Dry at time of inspection. Hole or opening in subfloor. Holes or openings should be properly sealed to prevent insect intrusion and energy loss.

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Moisture damage on subfloor - Left rear



Hole in subfloor under hall bathroom

Sill Plate & Rim Joist:
ACTION - REPAIR: Recommend repair by qualified licensed contractor. Moisture damage on sill plate or rim joist. Moisture meter showed 22.1 % reading. See additional comments in Structural / Deck section for deck flashing (not visible).



Rear wall where deck joins to structure

Insulation:
Insulation present throughout crawlspace, 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.

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.



Dry-stacking on support - Center

Organic Growth/WDO/Pest

ACTION NEEDED - Organic growth, mildew or strong musty odor. Recommend further investigation by a licensed qualified mold contractor prior to final closing. Evidence of possible wood-destroying organisms. Recommend further investigation by a qualified licensed pest control contractor prior to final closing.



Heavy organic growth - Left rear



Possible WDO damage - Right rear

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. Vapor barrier covered entire crawlspace floor.

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