



## INSPECTION INSIGHTS

DATE	04/22/24
ADDRESS	608 Mayfair Ave, Richmond, VA
NAME	Lee Henry

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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. Systems and components that are not inspected should be fully evaluated and tested by qualified specialist prior to closing.

**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 occupants. 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 home or property may have issues that cannot be discovered by the inspector. Scope is based on industry standards of practice and state requirements of home inspectors, which may be different from scope and definitions of model real estate contracts for purchases and addenda.

**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 significantly, between the date and time of the inspection and the date and time of closing and/or occupancy.

**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. The inspection does not include any research on the property's permit history. You should obtain information about the home and property, including seller's/owner's disclosures, building permits, remodeling permits, engineering reports, and reports of municipal inspection departments, lenders, relocation companies, insurers, and appraisers. You should 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 installation instructions for any system or component. The inspector is 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. You should 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.

# PROPERTY AND INSPECTION INFO

## PROPERTY

TYPE	Single family
YEAR BUILT	1968
APPROXIMATE SQUARE FOOTAGE	5,379
DIRECTION FRONT OF HOUSE FACES	Southeast

## CUSTOMER AND REAL ESTATE AGENT

CUSTOMER NAME	Lee Henry
CUSTOMER CONTACT INFO	leeculphenry@gmail.com
REAL ESTATE AGENT NAME	Eliza Branch
BROKERAGE	Long and Foster / Grove
REAL ESTATE AGENT EMAIL	Eliza@Inf.con

## INSPECTION

TEMPERATURE	56°F
WEATHER	Sunny (90%+ sun)
PARTIES PRESENT AT START TIME	Owner
INSPECTION DATE	04/22/24
INSPECTION START TIME	12:34 PM
INSPECTION END TIME	10:30 AM
INSPECTOR NAME	Jeff Barnes <i>Jeff Barnes</i>
INSPECTOR EMAIL	jeff.barnes@insightinspections.com
INSPECTOR LICENSE NUMBER	3380001399

Tap or click Google logo to start a review.





# PROPERTY PHOTOS

Note: Click photos to enlarge and/or save to device.

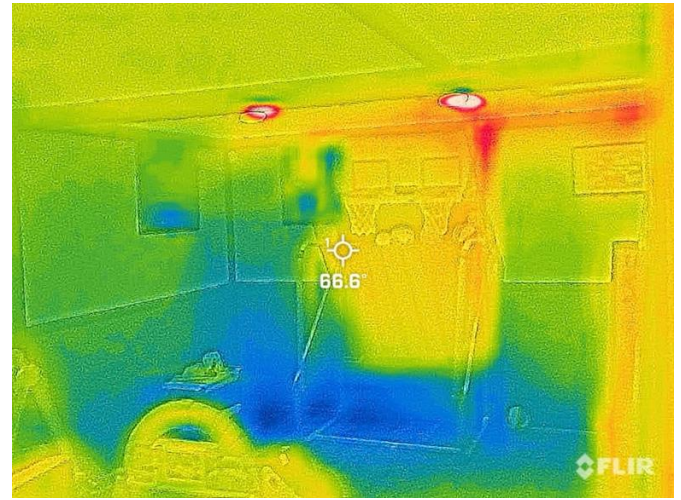




## INFRARED SCAN













The inspector utilizes infrared thermography to scan the interior of the house, including walls, ceilings, and floors; infrared identifies variances in temperature which may indicate a water penetration issue, e.g. roof leak, plumbing leak, exterior water intrusion, or an electrical concern. These images demonstrate that the inspector performed the infrared scan. Actual issues identified with infrared would be published in the issues section of the report.



Infrared complements a home inspection and provides a more thorough review of the property; infrared increases confidence in the property's condition, minimizes guesswork, and provides more accurate diagnoses for identified issues.

# ICON DEFINITIONS

	ACCEPTABLE	Performs intended function
	NOT PRESENT	Does not exist in home or on property
	NOT INSPECTED	Inaccessible or otherwise obstructed
	MONITOR	Attention, no action required
	MAINTAIN	Recommended to enhance operation or prevent deterioration
NOT ACCEPTABLE		
	REPAIR/FIX	Action required for proper operation or condition
	HEALTH/MITIGATE	Action required to mitigate potential health issues
	SAFETY/MITIGATE	Action required to mitigate safety issues
	SERIOUS/ENGAGE	Action required to address significant issue, e.g., inoperative, unsafe
	INFRARED	Includes photo of issue captured with infrared camera

# GRAPHICAL SUMMARY

## EXTERIOR

- DRIVEWAY
- WALKS
- EXTERIOR WALLS
- EXTERIOR TRIM
- CHIMNEY 1
- CHIMNEY 2
- EXTERIOR DOORS
- EXTERIOR STAIRS/STEPS
- HOSE FAUCETS
- PORCH
- PATIO

## ROOF

- ROOFING
- FLASHING
- SKYLIGHTS

## WATER CONTROL

- GRADING
- GUTTERS/DOWNSPOUTS
- EXTERIOR DRAINS
- SUMP PUMP

## FUEL SERVICES

- FUEL METER

## STRUCTURE

- FOUNDATION
- BEAMS
- PIERS/POSTS
- FLOOR STRUCTURE
- WALL STRUCTURE
- ROOF STRUCTURE
- ROOF SHEATHING
- ATTIC
- CRAWL SPACE
- STRUCTURE OTHER

## INSULATION AND VENTILATION

- ATTIC INSULATION
- CRAWL SPACE INSULATION
- EXHAUST VENTILATION
- ATTIC VENTILATION

## ELECTRICAL

- ELECTRICAL SERVICE
- ELECTRICAL PANEL
- ELECTRICAL SUB-PANEL
- BRANCH CIRCUITS
- GROUNDING/BONDING
- RECEPTACLES
- SWITCHES
- FIXTURES
- SMOKE DETECTORS
- CO DETECTORS

## HVAC

- HEATING SYSTEM 1
- HEATING SYSTEM 2
- COOLING SYSTEM 1
- COOLING SYSTEM 2
- DISTRIBUTION
- THERMOSTAT
- HVAC OTHER

## PLUMBING

- WATER SERVICE LINE
- MAIN SHUT-OFF
- SUPPLY PIPES
- DRAIN, WASTE, VENTS
- TOILETS
- SHOWERS/TUBS
- SINKS
- WATER HEATER

## INTERIOR

- INTERIOR FLOORS
- INTERIOR WALLS
- INTERIOR CEILINGS
- INTERIOR DOORS
- INTERIOR STAIRS/STEPS
- CABINETS/DRAWERS
- COUNTERTOPS
- WINDOWS
- FIREPLACE 1
- FIREPLACE 2
- FIREPLACE 3

## APPLIANCES

- RANGE/OVEN
- GARBAGE DISPOSER
- DISHWASHER
- REFRIGERATOR/FREEZER
- APPLIANCE VENTILATION
- WASHER
- DRYER
- DRYER 1 VENTILATION

# NARRATIVE SUMMARY

<b>R</b>	<b>REPAIR/FIX</b>	
1.	<b>Exterior/Exterior Walls</b> There is a gap between the brick and HVAC utilities chase. Replace the siding and repair any damage which may be revealed. LOCATION: Rear Upper Right.	13
2.	<b>Roof/Roofing</b> The tiles have shifted from their original position. Engage a roofing contractor to make secure or repair the roofing as required to prevent water intrusion and subsequent damage. LOCATION: Front left of the front roof and below the plumbing vent at the rear right of the roof.	19
3.	<b>Roof/Roofing</b> The roof covering is in close proximity with tree limbs. Remove the tree limbs. LOCATION: Multiple Locations.	20
4.	<b>Water Control/Gutters/Downspouts</b> The gutter is sagging at the center. Repair or replace the gutters to carry water away from the structure. LOCATION: Rear Left.	24
5.	<b>Water Control/Gutters/Downspouts</b> The downspout exhaust is not visible; displays signs of blockage. Clear the blockage. LOCATION: Multiple Locations. Estimated cost to remedy: \$150 to \$250.	24
6.	<b>Water Control/Exterior Drains</b> The underground drains below the downspouts appear to be blocked, the terracotta drains have a tendency to deteriorate and break over time. Engage a drainage contractor to evaluate for all remedial needs and correct as required. Replacing the current drainpipe may be required. LOCATION: Multiple Locations.	26
7.	<b>Water Control/Sump Pump</b> The sump pump drains into the municipal sewer system, also the drain line is not adequately sized for the amount of water discharged, the water backflows into the connected mop sink. Reroute the discharge to the exterior away from the structure. LOCATION: Basement.	27
8.	<b>Structure/Foundation</b> There is evidence of active water intrusion at the right side of the basement below the exterior entry door. Engage a structural contractor to evaluate and to make repairs, as required. LOCATION: Right Side.	30
9.	<b>Insulation and Ventilation/Attic Insulation</b> The insulation paper backing is exposed. Engage a contractor to evaluate and to make repairs, as required. LOCATION: Rear.	32
10.	<b>Insulation and Ventilation/Attic Ventilation</b> There is no attic ventilation system. Evidence of moisture noted on the access door, around the plumbing vent, and the insulation. High humidity detected when entered. Install an attic ventilation system to maintain proper air circulation. LOCATION: Rear walk-in attic area.	34
11.	<b>Electrical/Electrical Panel</b> The knockout covers are missing. Engage an electrical contractor to evaluate and to make repairs, as required. LOCATION: Basement.	38
12.	<b>Electrical/Electrical Panel</b> There is a Federal Pacific Electric breaker panel. Engage an electrical contractor to replace the panel. LOCATION: Basement.	37
13.	<b>Electrical/Smoke Detectors</b> There are missing smoke detectors. Install smoke detectors to comply with local requirements. LOCATION: Multiple Locations. Estimated cost to remedy: \$100 to \$150.	39
14.	<b>Electrical/CO Detectors</b> There are missing carbon monoxide detectors. Install carbon monoxide detectors. LOCATION: Multiple Locations.	39
15.	<b>HVAC/Distribution</b> The ductwork is separated from the trunk line. Engage an HVAC contractor to make repairs, as required. LOCATION: Attic Kneewall.	42
16.	<b>Plumbing/Drain, Waste, Vents</b> The drain pipe is inadequately secured. Engage a plumbing contractor to secure the pipe. LOCATION: Basement.	46
17.	<b>Plumbing/Drain, Waste, Vents</b> The drainpipe is dripping at the rear right of the basement, the moisture appears to be condensation due to the proximity to the furnace and water heater. Consider insulating the piping to prevent moisture buildup. LOCATION: Basement.	45
18.	<b>Interior/Interior Stairs/Steps</b> The railing is loose along the butlers staircase. Secure the railing as required for safety. LOCATION: Main Level.	48
19.	<b>Interior/Interior Stairs/Steps</b> The graspable handrail is not continuous along the basement and loft stairs. Install a railing where missing. LOCATION: Basement and Loft.	49
20.	<b>Interior/Windows</b> Weather stripping missing. LOCATION: Kitchen.	49
<b>Y</b>	<b>MAINTAIN</b>	
21.	<b>Exterior/Exterior Walls</b> There are minor masonry cracks a the lintels. Seal cracks and monitor for movement. LOCATION: Upper left corner of the kitchen window and upper left corner of the second floor right rear window.	14

22.	<b>Exterior/Exterior Walls</b> There is vegetation in contact with the exterior wall. Trim or relocate any plants and trees to provide at least a one foot of air space around the house. LOCATION: Multiple Locations.	15
23.	<b>Water Control/Grading</b> The grading is sloping towards the foundation. Regrade to divert surface water away from foundation; grading should be sloped at 1"/foot up to 6' from the house. LOCATION: Right Side (Patio).	23
24.	<b>Insulation and Ventilation/Attic Insulation</b> There are water stains on the insulation; the insulation is wet. Condensation around the cast iron vent, high humidity. Mitigate the humidity and maintain as required. LOCATION: Rear.	33
25.	<b>Electrical/Electrical Panel</b> Oxidation noted on the terminal bar below the main disconnect. Monitor and maintain as required. LOCATION: Basement.	36
26.	<b>Electrical/Fixtures</b> The light fixture is loose. Repair or replace the fixture. LOCATION: Front Office.	38
27.	<b>Plumbing/Drain, Waste, Vents</b> The mop sink drain pipe has an "s trap" installed. Engage a plumbing contractor to make repairs, as required. LOCATION: Basement.	46

# INFO AND LIMITATIONS

## GENERAL INFORMATION

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Many older homes have special and unique characteristics, e.g., narrow staircases. Some older homes may have uneven roof lines and uneven floors due to construction methods or long-term settlement. Older homes also may incorporate aspects of modernization, e.g., mechanical systems, updated kitchens and bathrooms, general renovations. Although an older home may have been constructed with materials or methods which aren't presently used per local code or industry guidelines, construction isn't necessarily inferior to new construction. In fact, some aspects of older construction materials and methods actually are superior to current industry standards. Regardless, older homes may present some potential risks, including chimneys which are potential fire hazards or construction materials which may have been discontinued, including lead paint, asbestos.

Trees near the home require regular maintenance. Dead branches represent a risk of injury or property damage. Trim or remove branches or consider engaging a tree specialist.

## GENERAL LIMITATIONS

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Storage or personal items restrict access to various exterior components; the inspection of such components is limited.

Vegetation or leaves limit inspections of various exterior components; the inspection of such components is limited.

Storage or personal items restrict access to various interior components; the inspection of such components is limited.

A white icon of a door with a handle, set against a dark gray background.

## EXTERIOR

### TYPE/MATERIAL

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WALLS: Brick, Wood

DRIVEWAY: Asphalt

WALKS: Brick

CHIMNEY: Brick

CHIMNEY: Brick

DOORS: Wood

STAIRS/STEPS: Brick

PORCH: Brick, Covered

PATIO: Pavers, Brick, Open

### LIMITATIONS

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PORCH: The inspection is limited because there is a material (e.g., carpet, rug) covering the porch.



# EXTERIOR

## R EXTERIOR/EXTERIOR WALLS



ISSUE	There is a gap between the brick and HVAC utilities chase.
LOCATION	Rear Upper Right.
IMPLICATION	May permit water to penetrate the structure.
RECOMMENDATION	Replace the siding and repair any damage which may be revealed.
RESOURCE	Experienced professional



## EXTERIOR/EXTERIOR WALLS



ISSUE	There are minor masonry cracks at the lintels.
LOCATION	Upper left corner of the kitchen window and upper left corner of the second floor right rear window.
IMPLICATION	No visible displacement or evidence of moisture intrusion.
RECOMMENDATION	Seal cracks and monitor for movement.
RESOURCE	Masonry contractor



## EXTERIOR/EXTERIOR WALLS



ISSUE	There is vegetation in contact with the exterior wall.
LOCATION	Multiple Locations
IMPLICATION	Causes damage and premature deterioration of the siding.
RECOMMENDATION	Trim or relocate any plants and trees to provide at least a one foot of air space around the house.
RESOURCE	Experienced professional

## EXTERIOR/CHIMNEY 1





EXTERIOR/CHIMNEY 2



A simple line-art icon of a house with a chimney.

## ROOF

### TYPE/MATERIAL

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ROOF COVERING: Terne Metal, Concrete Tile

### METHOD

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ROOFING: Visual from ground with binoculars.

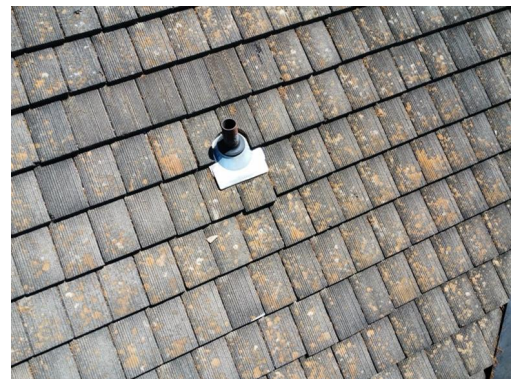
ROOFING: Visual with drone.

# ROOF

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## ROOF/ROOFING



ISSUE	The tiles have shifted from their original position.
LOCATION	Front left of the front roof and below the plumbing vent at the rear right of the roof.
IMPLICATION	May continue to loosen and fall permitting water to penetrate the structure.
RECOMMENDATION	Engage a roofing contractor to make secure or repair the roofing as required to prevent water intrusion and subsequent damage.
RESOURCE	Roofing contractor

**R** ROOF/ROOFING



ISSUE	The roof covering is in close proximity with tree limbs.
LOCATION	Multiple Locations
IMPLICATION	May damage roofing and permit water penetration and damage to the structure.
RECOMMENDATION	Remove the tree limbs.
RESOURCE	Roofing contractor



## WATER CONTROL

### TYPE/MATERIAL

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GUTTERS/DOWNSPOUTS: Copper

EXTERIOR DRAINS: Underground Perimeter System

SUMP PUMP: Submersible

### INFORMATION

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EXTERIOR DRAINS: Clean exterior drains regularly; clogged drains may permit water penetration into the home.

SUMP PUMP: Test the sump pump regularly to ensure that it operates properly, float moves freely, and there are no obstructions in the drain line. If the system has a battery backup, test the battery regularly.

### LIMITATIONS

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GUTTERS/DOWNSPOUTS: The inspection is limited because downspout(s) discharge into an underground drainage system, the condition of underground sections can't be inspected.

GUTTERS/DOWNSPOUTS: The inspection is limited because of limited visibility or inaccessibility of the gutters/downspouts.

EXTERIOR DRAINS: The inspection is limited because of limited visibility or inaccessibility of the exterior drains.

# WATER CONTROL

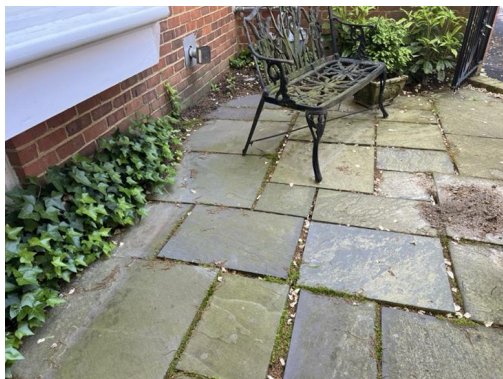
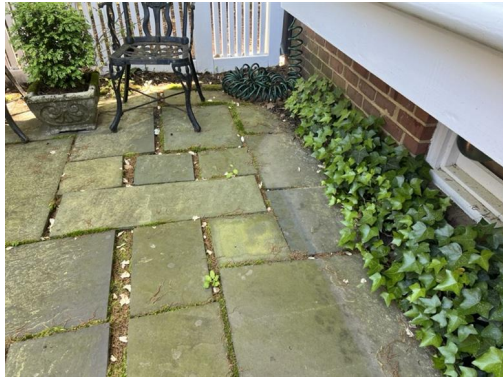
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## WATER CONTROL/GRADING



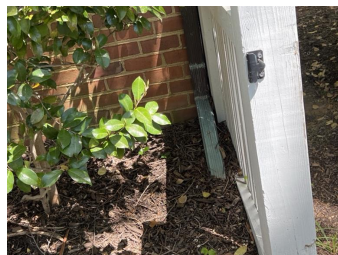


## WATER CONTROL/GRADING



ISSUE	The grading is sloping towards the foundation.
LOCATION	Right Side (Patio)
IMPLICATION	May permit water to accumulate at the structure; water may penetrate the structure.
RECOMMENDATION	Regrade to divert surface water away from foundation; grading should be sloped at 1"/foot up to 6' from the house.
RESOURCE	Landscaping contractor

## WATER CONTROL/GUTTERS/DOWNSPOUTS







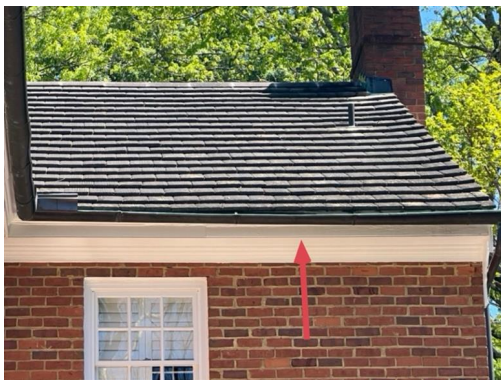
## WATER CONTROL/GUTTERS/DOWNSPOUTS



ISSUE	The downspout exhaust is not visible; displays signs of blockage.
LOCATION	Multiple Locations
IMPLICATION	May permit water to accumulate adjacent to the structure.
RECOMMENDATION	Clear the blockage.
RESOURCE	Experienced professional
COST TO REMEDY	\$150 to \$250

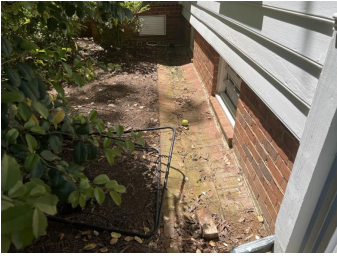


## WATER CONTROL/GUTTERS/DOWNSPOUTS



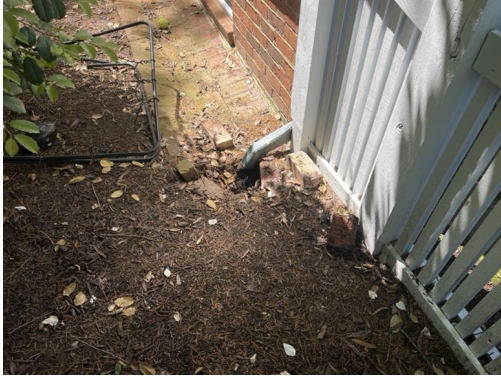
ISSUE	The gutter is sagging at the center.
LOCATION	Rear Left
IMPLICATION	May permit water to overflow and accumulate at the structure.
RECOMMENDATION	Repair or replace the gutters to carry water away from the structure.
RESOURCE	Gutters contractor

## WATER CONTROL/EXTERIOR DRAINS





## WATER CONTROL/EXTERIOR DRAINS



ISSUE	The underground drains below the downspouts appear to be blocked, the terracotta drains have a tendency to deteriorate and break over time.
LOCATION	Multiple Locations
IMPLICATION	This may cause water to pool at the foundation.
RECOMMENDATION	Engage a drainage contractor to evaluate for all remedial needs and correct as required. Replacing the current drainpipe may be required.
RESOURCE	Experienced professional

## WATER CONTROL/SUMP PUMP





## WATER CONTROL/SUMP PUMP



ISSUE	The sump pump drains into the municipal sewer system, also the drain line is not adequately sized for the amount of water discharged, the water backflows into the connected mop sink.
LOCATION	Basement
IMPLICATION	Not designed to be plumbed in this fashion and may not adequately drain.
RECOMMENDATION	Reroute the discharge to the exterior away from the structure.
RESOURCE	Experienced professional



## STRUCTURE

### TYPE/MATERIAL

FOUNDATION: Concrete Blocks, Basement, Crawl Space

BEAMS: Wood

PIERS/POSTS: Concrete Blocks

FLOOR: Dimensional Lumber, Conventional Framing

WALLS: Wood Framing

ROOF: Dimensional lumber, Rafters

CRAWL SPACE: Vented

### METHOD

ATTIC: Enter.

CRAWL SPACE: Enter.

### LIMITATIONS

FOUNDATION: The inspection is limited because some areas are not accessible nor visible due to design, finished surfaces, and materials.

FLOOR STRUCTURE: The inspection is limited because all or parts of the floor structure are obstructed by finishes; the inspector does not inspect behind walls, above ceilings or other obstructions which obstruct the inspector's view.

WALL STRUCTURE: The inspection is limited because the wall is covered with insulation or finishing materials.

ROOF STRUCTURE: The inspection is limited because some areas are not accessible nor visible due to design, finished surfaces, and materials.

ROOF STRUCTURE: The inspection is limited because all or parts of the roof structure are obstructed by finishes; the inspector does not inspect behind walls, above ceilings or other obstructions which obstruct the inspector's view.

ATTIC: The inspection is limited because some areas are not accessible nor visible due to design, finished surfaces, and materials.

ATTIC: The inspection is limited because all or parts of the attic are obstructed by finishes; the inspector does not inspect behind walls, above ceilings or other obstructions which obstruct the inspector's view.

### OTHER LIMITATIONS

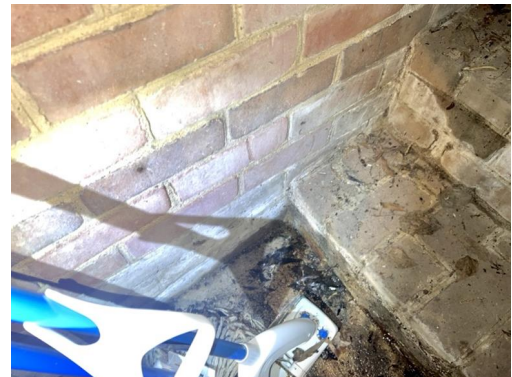
A majority of the framing is concealed by insulation and finished areas.



# STRUCTURE

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**R** STRUCTURE/FOUNDATION



ISSUE	There is evidence of active water intrusion at the right side of the basement below the exterior entry door.
LOCATION	Right Side
IMPLICATION	Conducive to microbial growth and related damage.
RECOMMENDATION	Engage a structural contractor to evaluate and to make repairs, as required.
RESOURCE	Structural contractor

**●** STRUCTURE/ROOF SHEATHING



ISSUE	The attic is finished and covered with insulation; the inspector does not inspect behind walls, above ceilings, or other obstructions which obstruct the inspector's view.
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## INSULATION/VENTILATION

### TYPE/MATERIAL

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ATTIC INSULATION: Fiberglass batts

### LIMITATIONS

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ATTIC INSULATION: The inspection is limited because some areas are not accessible nor visible due to design, finished surfaces, and materials.

CRAWL SPACE INSULATION: The inspection is limited because some areas are not accessible nor visible due to design, finished surfaces, and materials.

# INSULATION AND VENTILATION

## R INSULATION AND VENTILATION/ATTIC INSULATION



ISSUE	The insulation paper backing is exposed.
LOCATION	Rear
IMPLICATION	The paper is designed to be covered by wallboard/drywall. Insulation must be installed properly with fire-rated materials.
RECOMMENDATION	Engage a contractor to evaluate and to make repairs, as required.
RESOURCE	Insulation contractor



## INSULATION AND VENTILATION/ATTIC INSULATION



ISSUE	There are water stains on the insulation; the insulation is wet. Condensation around the cast iron vent, high humidity.
LOCATION	Rear
IMPLICATION	Active water penetration.
RECOMMENDATION	Mitigate the humidity and maintain as required.
RESOURCE	Roofing contractor

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**R** INSULATION AND VENTILATION/ATTIC VENTILATION



ISSUE	There is no attic ventilation system. Evidence of moisture noted on the access door, around the plumbing vent, and the insulation. High humidity detected when entered.
LOCATION	Rear walk-in attic area.
IMPLICATION	Moisture may create conditions conducive to microbial growth.
RECOMMENDATION	Install an attic ventilation system to maintain proper air circulation.
RESOURCE	Experienced professional



# ELECTRICAL

## TYPE/MATERIAL/AMPS

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SERVICE: Right Side, Unable to Determine, Underground, 200 amps incoming

ELECTRICAL PANEL: Basement, Circuit Breaker, 200 amps, 120/240 panel voltage

ELECTRICAL SUB-PANEL: Basement, Circuit Breaker, 60, 120

BRANCH CIRCUITS: Copper, Stranded Aluminum, Non-metallic Sheathed Cable (Romex)

GROUNDING/BONDING: Water Service Pipe

## INFORMATION

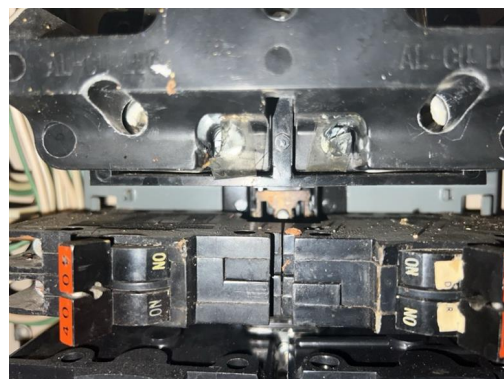
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RECEPTACLES: AFCI (arc-fault circuit interrupters) protect against fires caused by arcing faults in electrical wiring. An AFCI is a circuit breaker that breaks the circuit when it detects electric arcs, which usually are caused by loose connections or damaged wiring and which may become hot enough to ignite fires. GFCI (ground-fault circuit interrupters) shut off power if the amount of current returning to the circuit is not the same as the electricity flowing into the circuit, which indicates "leaking electricity" and is a shock or electrocution hazard. We do not test AFCIs or GFCIs because receptacles may be connected to homeowner devices or systems. Test AFCI and GFCI devices regularly and replace inoperative devices.

# ELECTRICAL



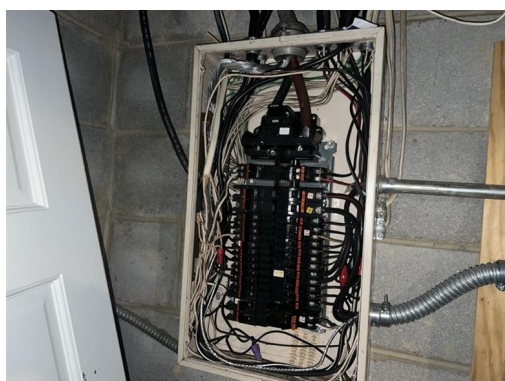
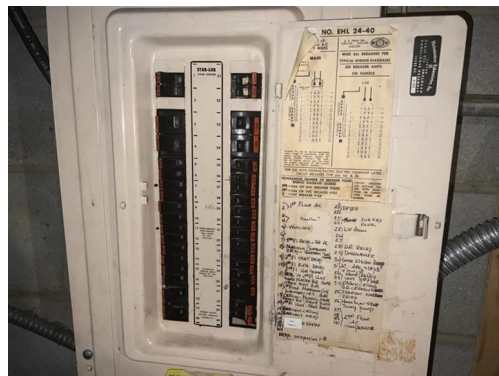
## ELECTRICAL/ELECTRICAL PANEL



ISSUE	Oxidation noted on the terminal bar below the main disconnect
LOCATION	Basement
IMPLICATION	This may indicate moisture exposure.
RECOMMENDATION	Monitor and maintain as required.
RESOURCE	Electrical contractor

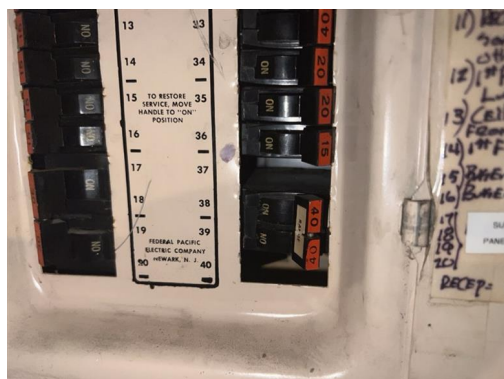


**R** ELECTRICAL/ELECTRICAL PANEL



ISSUE	There is a Federal Pacific Electric breaker panel.
LOCATION	Basement
IMPLICATION	Established history of overheating and arcing.
RECOMMENDATION	Engage an electrical contractor to replace the panel.
RESOURCE	Electrical contractor

## R ELECTRICAL/ELECTRICAL PANEL



ISSUE	The knockout covers are missing.
LOCATION	Basement
IMPLICATION	Defeats the panel's fire rating and permits contact with energized components.
RECOMMENDATION	Engage an electrical contractor to evaluate and to make repairs, as required.
RESOURCE	Electrical contractor

## Y ELECTRICAL/FIXTURES



ISSUE	The light fixture is loose.
LOCATION	Front Office
IMPLICATION	Electrical connections may become damaged.
RECOMMENDATION	Repair or replace the fixture.
RESOURCE	Experienced professional

## R ELECTRICAL/SMOKE DETECTORS



ISSUE	There are missing smoke detectors.
LOCATION	Multiple Locations
IMPLICATION	At least one functional smoke detector is required on each level of the house; some jurisdictions require a detector within 15' of, or inside, each bedroom.
RECOMMENDATION	Install smoke detectors to comply with local requirements.
RESOURCE	Experienced professional
COST TO REMEDY	\$100 to \$150

## R ELECTRICAL/CO DETECTORS



ISSUE	There are missing carbon monoxide detectors.
LOCATION	Multiple Locations
IMPLICATION	Fuel-burning appliances may emit CO in their exhaust gases or an attached garage with door(s) connected to the living space.
RECOMMENDATION	Install carbon monoxide detectors.
RESOURCE	Experienced professional

## HVAC

### TYPE/MATERIAL

HEATING SYSTEM: Basement, Hydronic Boiler, Natural Gas, Burnham, 18 years old

HEATING SYSTEM: Loft, Electric Baseboard, Electric, Not determined, Unable to determine years old

COOLING SYSTEM: Rear Exterior, Package Unit, Electric, Carrier, 2 years old

COOLING SYSTEM: Rear Exterior, Central Split, Electric, Ruud, 4 years old

### INFORMATION

HEATING SYSTEM 1: The heating system 1 is near or at the end of its useful life; establish a replacement budget.

HEATING SYSTEM: The heating system is a hydronic forced air system with a high-output water heater connected to piping and an air handler; a hot water coil inside the fan housing provides heat to the house. The water heater serves as a dual-function appliance that provides heating and hot water.

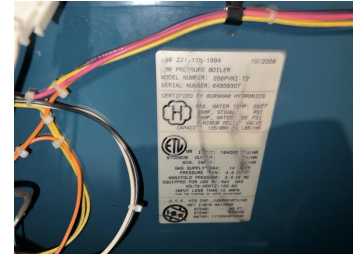
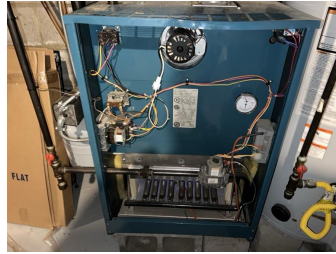
### LIMITATIONS

COOLING SYSTEM 1: The inspection is limited because outside temperatures are too cold to operate the cooling system; most manufacturers caution that operating cooling can damage the system if outside temperatures are less than 65 degrees F. The cooling system is only inspected visually.



# HVAC

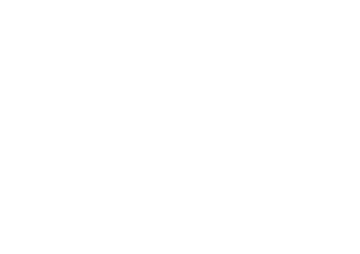
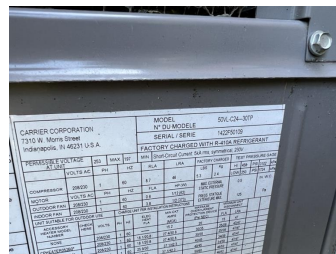
## HVAC/HEATING SYSTEM 1



## HVAC/HEATING SYSTEM 2



## HVAC/COOLING SYSTEM 1



## HVAC/COOLING SYSTEM 2





**R** HVAC/DISTRIBUTION



ISSUE	The ductwork is separated from the trunk line.
LOCATION	Attic Kneewall
IMPLICATION	Reduces system efficiency.
RECOMMENDATION	Engage an HVAC contractor to make repairs, as required.
RESOURCE	Experienced professional

**●** HVAC/HVAC OTHER



ISSUE	The wall units are not longer in use.
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● HVAC/HVAC OTHER



ISSUE      The wall units are not longer in use.

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A simple line-art icon of a plumbing fixture, specifically a sink with a faucet.

## PLUMBING

### TYPE/MATERIAL

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WATER SERVICE LINE: Basement, Copper, Public Water

SUPPLY PIPES: Copper

DRAIN, WASTE, VENTS: PVC, Cast Iron, Public Sewer

WATER HEATER: Basement, Conventional Tank, Natural Gas, 50 gallons,  
STATE, 7 years old

# PLUMBING

## R PLUMBING/DRAIN, WASTE, VENTS



ISSUE	The drainpipe is dripping at the rear right of the basement, the moisture appears to be condensation due to the proximity to the furnace and water heater.
LOCATION	Basement
IMPLICATION	Moisture buildup can damage framing, systems, and cause microbial issues.
RECOMMENDATION	Consider insulating the piping to prevent moisture buildup.
RESOURCE	Plumbing contractor



## PLUMBING/DRAIN, WASTE, VENTS



ISSUE	The drain pipe is inadequately secured.
LOCATION	Basement
IMPLICATION	Pipe may become loose or fall; exhaust may be released into the house.
RECOMMENDATION	Engage a plumbing contractor to secure the pipe.
RESOURCE	Plumbing contractor



## PLUMBING/DRAIN, WASTE, VENTS



ISSUE	The mop sink drain pipe has an "s trap" installed.
LOCATION	Basement
IMPLICATION	Trap may remain empty and permit waste gases to enter the house.
RECOMMENDATION	Engage a plumbing contractor to make repairs, as required.
RESOURCE	Plumbing contractor



## INTERIOR

### TYPE/MATERIAL

FLOORS: Wood, Tile  
 WALLS: Drywall  
 CEILINGS: Drywall  
 STAIRS/STEPS: Conventional  
 WINDOWS: Wood, Single Hung  
 FIREPLACE: Built-In  
 FIREPLACE: Built-In  
 FIREPLACE: Built-In

### INFORMATION

INTERIOR WALLS: Cracks in interior walls are typical and likely due to shrinkage of lumber and settlement; repair before painting.  
 INTERIOR CEILINGS: Cracks in interior ceilings are typical and likely due to shrinkage of lumber and settlement; repair before painting.

### LIMITATIONS

INTERIOR FLOORS: The inspection is limited because there is a material (e.g., carpet, rug) covering the interior floors.  
 FIREPLACE 2: The inspection of the fireplace 2 interior is limited because of creosote build-up.  
 FIREPLACE 2: The inspection of the fireplace 2 is limited because of limited visibility or inaccessibility of the damper.  
 FIREPLACE 3: The inspection of the fireplace 3 interior is limited because of creosote build-up.  
 FIREPLACE 3: The inspection of the fireplace 3 is limited because of limited visibility or inaccessibility of the damper.

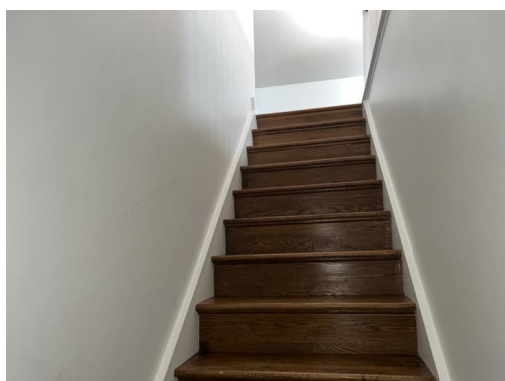
# INTERIOR

## R INTERIOR/INTERIOR STAIRS/STEPS



ISSUE	The railing is loose along the butlers staircase.
LOCATION	Main Level
IMPLICATION	This may pose a safety issue.
RECOMMENDATION	Secure the railing as required for safety.
RESOURCE	Stairs contractor

**R** INTERIOR/INTERIOR STAIRS/STEPS



ISSUE	The graspable handrailing is not continuous along the basement and loft stairs.
LOCATION	Basement and Loft
IMPLICATION	This may pose a safety issue.
RECOMMENDATION	Install a railing where missing.
RESOURCE	Stairs contractor

**R** INTERIOR/WINDOWS



ISSUE	Weather stripping missing.
LOCATION	Kitchen
RESOURCE	Windows contractor

A small icon of a microwave or oven.

## APPLIANCES

TYPE/MATERIAL

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RANGE/OVEN: Free-Standing, Natural Gas

# APPLIANCES

## APPLIANCES/RANGE/OVEN



## APPLIANCES/GARBAGE DISPOSER



## APPLIANCES/APPLIANCE VENTILATION



## APPLIANCES/WASHER



ISSUE

The unit contains clothes.



● APPLIANCES/WASHER



ISSUE The unit contains clothes.

● APPLIANCES/WASHER



ISSUE The unit contains clothes.

● APPLIANCES/DRYER



ISSUE The unit contains clothes.

● APPLIANCES/DRYER



ISSUE                      The unit contains clothes.

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● APPLIANCES/DRYER



ISSUE                      The unit contains clothes.

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APPLIANCES/DRYER 1 VENTILATION

