



INSPECTION INSIGHTS

DATE	02/01/24
ADDRESS	13200 Court Ridge Road, Midlothian, VA
NAME	Zach Paquette

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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	1978
APPROXIMATE SQUARE FOOTAGE	1,512
DIRECTION FRONT OF HOUSE FACES	West

CUSTOMER AND REAL ESTATE AGENT

CUSTOMER NAME	Zach Paquette
CUSTOMER CONTACT INFO	paquettezg@gmail.com
REAL ESTATE AGENT NAME	Cole Atkins
BROKERAGE	Long and Foster Real Estate Inc
REAL ESTATE AGENT EMAIL	cole@rockrealtyrva.com

INSPECTION

TEMPERATURE	52°F
WEATHER	Sunny (90%+ sun)
PARTIES PRESENT AT START TIME	Buyer Agent, Buyer
INSPECTION DATE	02/01/24
INSPECTION START TIME	01:00 PM
INSPECTION END TIME	08:02 PM
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.

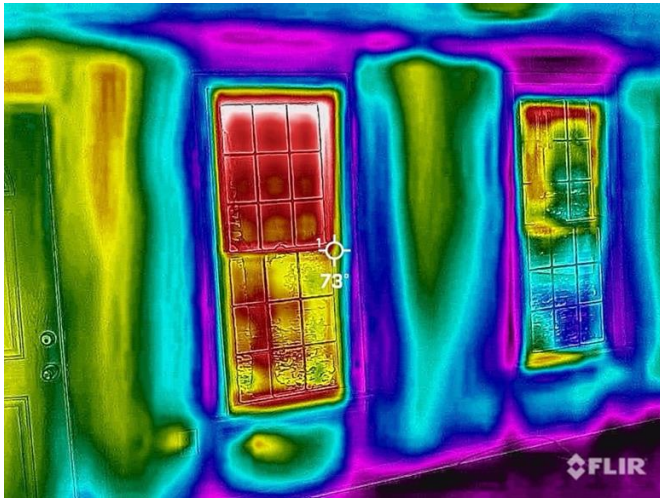


PROPERTY PHOTOS

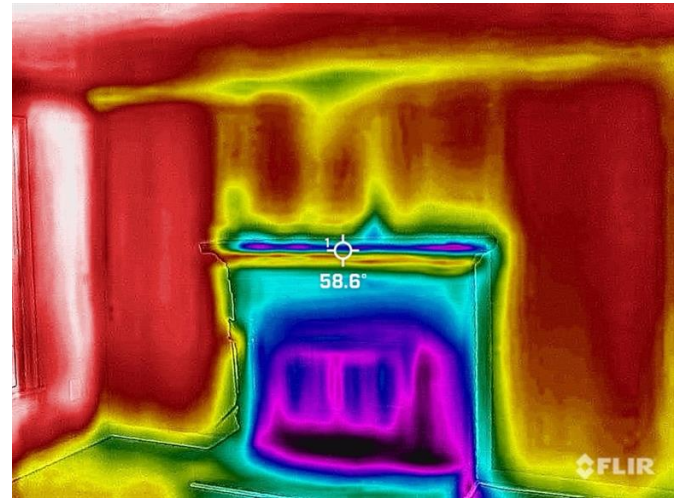
Note: Click photos to enlarge and/or save to device.



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
- Ⓡ EXTERIOR WALLS
- Ⓡ EXTERIOR TRIM
- Ⓡ CHIMNEY
- EXTERIOR DOORS
- Ⓡ EXTERIOR STAIRS/STEPS
- Ⓡ HOSE FAUCETS
- DECK/BALCONY

ROOF

- ROOFING
- FLASHING

WATER CONTROL

- GRADING
- GUTTERS/DOWNSPOUTS

STRUCTURE

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

INSULATION AND VENTILATION

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

ELECTRICAL

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

HVAC

- HEATING SYSTEM
- COOLING SYSTEM
- DISTRIBUTION
- THERMOSTAT

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

APPLIANCES

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

NARRATIVE SUMMARY

R	REPAIR/FIX	
1.	Exterior/Exterior Walls There are gaps in the siding between the home and the shed. Replace the siding and repair any damage which may be revealed. LOCATION: Left Side. Estimated cost to remedy: \$200 to \$250.	13
2.	Exterior/Exterior Trim The trim is behind the chimney is deteriorated from moisture exposure. Replace the trim and repair any damage which may be revealed. LOCATION: Left side. Estimated cost to remedy: \$250 to \$300.	14
3.	Exterior/Exterior Trim There is rotted/damaged trim around the window. Replace the trim and repair any damage which may be revealed. LOCATION: Left side lower window and right rear lower window. Estimated cost to remedy: \$400 to \$500.	15
4.	Exterior/Chimney There are cracks in the exterior bricks of the chimney chase; there is no discernible movement. Fill and seal the cracks, as required. LOCATION: Left Side. Estimated cost to remedy: \$250 to \$350.	16
5.	Exterior/Exterior Stairs/Steps The handrail is loose at the left side of the landing. Secure or replace the handrail as required for safety. LOCATION: Front. Estimated cost to remedy: \$250 to \$350.	18
6.	Exterior/Exterior Stairs/Steps There are rotted/damaged treads and framing. Replace the stairs as required for safety. LOCATION: Rear attached storage. Estimated cost to remedy: \$600 to \$800.	18
7.	Exterior/Exterior Stairs/Steps The top concrete riser is beginning to scale/spall. Patch and maintain as required. LOCATION: Front. Estimated cost to remedy: \$350 to \$400.	17
8.	Exterior/Hose Faucets The hose faucet handle is broken. Replace the faucet handle. LOCATION: Front. Estimated cost to remedy: \$100 to \$150.	19
9.	Structure/Crawl Space There is standing water in the crawl space. The moisture appears to be originating from below the vapor barrier seam. Identify and mitigate the source of water penetration. Seal the center seams as required. LOCATION: The front right corner of the crawlspace. Estimated cost to remedy: \$150 to \$200.	26
10.	Structure/Crawl Space The access cover hinge is not connected. Repair or replace the cover. LOCATION: Right Side. Estimated cost to remedy: \$100 to \$150.	26
11.	Structure/Crawl Space There is suspected microbial growth on the framing in the crawlspace. Engage an environmental contractor to evaluate and treat as required. LOCATION: Crawlspace. Estimated cost to remedy: \$2,000 to \$2,500.	27
12.	Structure/Crawl Space There is evidence of possible wood-destroying insect activity. Damaged joist observed resting on the center beam. Engage a pest control technician to evaluate and treat as required. Following treatment repair all damaged framing, recommend sistering the damaged joist full span. LOCATION: Left center of the crawlspace. Estimated cost to remedy: \$1,200 to \$1,500.	28
13.	Insulation and Ventilation/Attic Insulation The insulation has fallen from the rafters bays. Install insulation in accordance with local guidelines. LOCATION: Left side and right sides of the rear kneewall attic. Estimated cost to remedy: \$100 to \$150.	30
14.	Insulation and Ventilation/Crawl Space Insulation The insulation is loose or falling. Install insulation in accordance with local guidelines. LOCATION: The front right of the crawlspace. Estimated cost to remedy: \$50 to \$100.	31
15.	Insulation and Ventilation/Exhaust Ventilation The exterior hood is damaged or deteriorated. Replace the hood. LOCATION: Rear. Estimated cost to remedy: \$150 to \$200.	31
16.	Insulation and Ventilation/Crawl Space Ventilation The crawl space is mostly encapsulated (sealed vents and vapor barrier) with no source of air circulation or humidity control. Engage a crawlspace contractor to install a dehumidifier or air circulation system. LOCATION: Crawlspace. Estimated cost to remedy: \$1,400 to \$1,600.	32
17.	Electrical/Electrical Panel There are pointed screws securing the cover. Engage an electrical contractor to replace the screws. LOCATION: Kitchen. Estimated cost to remedy: \$50 to \$100.	34
18.	Plumbing/Drain, Waste, Vents The drain pipe is improperly sloped and back pitched. Engage a plumbing contractor to reinstall the pipe with a proper slope. LOCATION: Center of the crawlspace below the bathroom. Estimated cost to remedy: \$350 to \$450.	39
19.	Plumbing/Shower/Tubs The faucet handle leaks when operated, also gaps noted between the handles and the stall. Repair or replace the faucet to prevent water intrusion. LOCATION: Main floor bathroom. Estimated cost to remedy: \$350 to \$450.	40
20.	Plumbing/Sinks The sink faucet is not adjusted correctly. The water stops when pressed to the hot water side. Adjust the faucet cartridge as required to restore proper function. LOCATION: Second floor bathroom. Estimated cost to remedy: \$200 to \$250.	41

21.	Interior/Windows The window pane is broken. Replace the window pane. LOCATION: The front right family room window. Estimated cost to remedy: \$300 to \$400.	43
22.	Appliances/Garbage Disposer The disposal grind chamber is jammed. Engage a qualified professional to repair/replace as required. LOCATION: Kitchen. Estimated cost to remedy: \$350 to \$450.	46
23.	Appliances/Dryer 1 Ventilation The vent pipe is an improper material. Corrugated ducting collects lint in the ridges and can be easily torn. Replace the vent pipe with a hard smooth walled duct discharging to the exterior. LOCATION: Center of the crawlspace. Estimated cost to remedy: \$250 to \$350.	48
	MAINTAIN	
24.	Exterior/Driveway The timber borders are rotting/deteriorating. Remove all damaged materials and replace as required. LOCATION: Front.	13
25.	Roof/Roofing The shingles are lifted at the corners. Engage a roofing contractor to make repairs or replace the roofing. LOCATION: Multiple Locations.	21
26.	Electrical/Electrical Panel There is no main breaker on the "split bus" panel. Maintain as required, consider upgrading to a single throw if other electrical work is being done. LOCATION: Kitchen.	34
27.	Electrical/CO Detectors There are missing carbon monoxide detectors. No gas fueled appliances present. Install carbon monoxide detectors. LOCATION: Multiple Locations.	35
28.	HVAC/Distribution The main trunk line is inadequately supported and laying on the ground. Secure the ductwork to the framing above. LOCATION: Crawl Space. Estimated cost to remedy: \$100 to \$150.	37
29.	Plumbing/Sinks The faucet is loose. Repair or replace the faucet. LOCATION: Main floor bathroom.	41
	MONITOR	
30.	Plumbing/Drain, Waste, Vents The drain pipe is a corrugated or accordion style. Engage a plumbing contractor to replace the pipe. LOCATION: Kitchen.	39

INFO AND LIMITATIONS

GENERAL INFORMATION

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

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

GENERAL LIMITATIONS

Heavy leave and tree debris on the grade surrounding the house. No evaluation is made to concealed areas.

A simple line-art icon of a door with a handle.

EXTERIOR

TYPE/MATERIAL

DRIVEWAY: Gravel

WALLS: Wood

CHIMNEY: Brick

DOORS: Wood, Glass

STAIRS/STEPS: Concrete, Wood

DECK/BALCONY: Wood

EXTERIOR



EXTERIOR/DRIVEWAY



ISSUE	The timber borders are rotting/deteriorating.
LOCATION	Front
IMPLICATION	The timbers will fail and prevent soil retention.
RECOMMENDATION	Remove all damaged materials and replace as required.
RESOURCE	Experienced professional

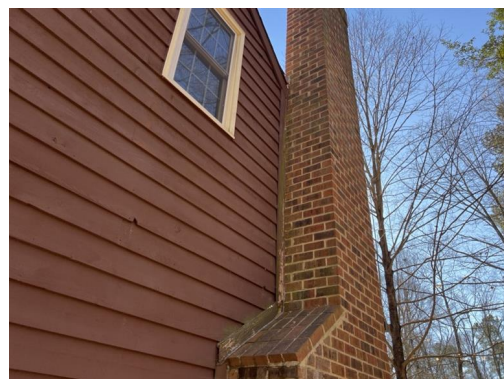


EXTERIOR/EXTERIOR WALLS



ISSUE	There are gaps in the siding between the home and the shed.
LOCATION	Left Side
IMPLICATION	May permit water to penetrate the structure.
RECOMMENDATION	Replace the siding and repair any damage which may be revealed.
RESOURCE	Siding contractor
COST TO REMEDY	\$200 to \$250

R EXTERIOR/EXTERIOR TRIM



ISSUE	The trim is behind the chimney is deteriorated from moisture exposure.
LOCATION	Left side.
IMPLICATION	May permit water to penetrate the structure.
RECOMMENDATION	Replace the trim and repair any damage which may be revealed.
RESOURCE	Siding contractor
COST TO REMEDY	\$250 to \$300

R EXTERIOR/EXTERIOR TRIM

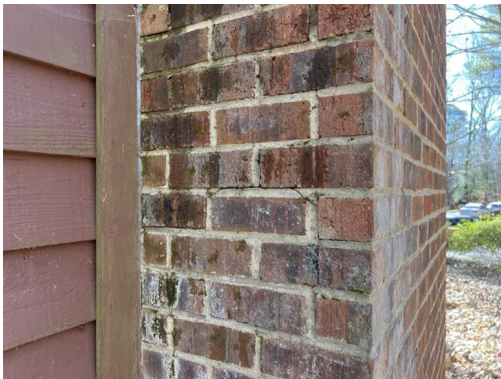


ISSUE	There is rotted/damaged trim around the window.
LOCATION	Left side lower window and right rear lower window.
IMPLICATION	May permit water to penetrate the structure.
RECOMMENDATION	Replace the trim and repair any damage which may be revealed.
RESOURCE	Siding contractor
COST TO REMEDY	\$400 to \$500

EXTERIOR/CHIMNEY



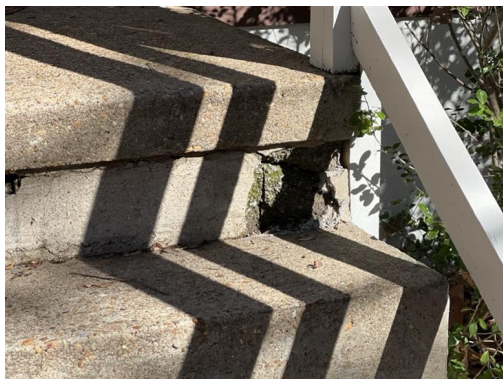
R EXTERIOR/CHIMNEY



ISSUE	There are cracks in the exterior bricks of the chimney chase; there is no discernible movement.
LOCATION	Left Side
IMPLICATION	May permit water to penetrate the structure.
RECOMMENDATION	Fill and seal the cracks, as required.
RESOURCE	Experienced professional
COST TO REMEDY	\$250 to \$350



EXTERIOR/EXTERIOR STAIRS/STEPS



ISSUE	The top concrete riser is beginning to scale/spall.
LOCATION	Front
IMPLICATION	The deterioration will continue unless corrected.
RECOMMENDATION	Patch and maintain as required.
RESOURCE	Experienced professional
COST TO REMEDY	\$350 to \$400



EXTERIOR/EXTERIOR STAIRS/STEPS



ISSUE	The handrail is loose at the left side of the landing.
LOCATION	Front
IMPLICATION	This poses a safety issue.
RECOMMENDATION	Secure or replace the handrail as required for safety.
RESOURCE	Stairs contractor
COST TO REMEDY	\$250 to \$350



EXTERIOR/EXTERIOR STAIRS/STEPS



ISSUE	There are rotted/damaged treads and framing.
LOCATION	Rear attached storage
IMPLICATION	This poses a safety issue.
RECOMMENDATION	Replace the stairs as required for safety.
RESOURCE	Siding contractor
COST TO REMEDY	\$600 to \$800

R EXTERIOR/HOSE FAUCETS



ISSUE	The hose faucet handle is broken.
LOCATION	Front
IMPLICATION	This affects proper function.
RECOMMENDATION	Replace the faucet handle.
RESOURCE	Experienced professional
COST TO REMEDY	\$100 to \$150

A simple line-art icon of a house with a gabled roof.

ROOF

TYPE/MATERIAL

ROOF COVERING: Fiberglass/Asphalt 3-Tab Shingle

METHOD

ROOFING: Visual from ground with binoculars.

ROOFING: Visual from ground.

INFORMATION

ROOFING: The roofing is near or at the end of its useful life; establish a replacement budget.

LIMITATIONS

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

ROOF



ROOF/ROOFING



ISSUE	The shingles are lifted at the corners.
LOCATION	Multiple Locations
IMPLICATION	May permit water to penetrate the structure.
RECOMMENDATION	Engage a roofing contractor to make repairs or replace the roofing.
RESOURCE	Roofing contractor

WATER CONTROL

TYPE/MATERIAL

GUTTERS/DOWNSPOUTS: Aluminum

LIMITATIONS

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.

WATER CONTROL

WATER CONTROL/GRADING



WATER CONTROL/GUTTERS/DOWNSPOUTS



STRUCTURE

TYPE/MATERIAL

FOUNDATION: Concrete Blocks, Crawl Space

BEAMS: Wood

PIERS/POSTS: Concrete Blocks

FLOOR: Dimensional Lumber, Conventional Framing

WALLS: Wood Framing

CRAWL SPACE: Sealed

METHOD

ATTIC: Enter.

CRAWL SPACE: Enter.

LIMITATIONS

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

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.

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

OTHER LIMITATIONS

The foundation wall is covered with a vapor barrier. Evaluation is limited to readily accessible and visible areas.

There is no access to the upper ridge area. Evaluation is limited to readily accessible and visible areas.

The foundation wall is covered with a vapor barrier. Evaluation is limited to readily accessible and visible areas.

STRUCTURE



STRUCTURE/ROOF STRUCTURE



ISSUE

The roof structure is not accessible.



STRUCTURE/ROOF SHEATHING



ISSUE

The attic is finished; the inspector does not inspect behind walls, above ceilings, or other obstructions which obstruct the inspector's view.

R STRUCTURE/CRAWL SPACE



ISSUE	There is standing water in the crawl space. The moisture appears to be originating from below the vapor barrier seam.
LOCATION	The front right corner of the crawlspace.
IMPLICATION	Conducive to microbial growth and related deterioration.
RECOMMENDATION	Identify and mitigate the source of water penetration. Seal the center seams as required.
RESOURCE	Crawl space contractor
COST TO REMEDY	\$150 to \$200

R STRUCTURE/CRAWL SPACE



ISSUE	The access cover hinge is not connected.
LOCATION	Right Side
IMPLICATION	This affects energy efficiency and may permit water to enter and damage the structure.
RECOMMENDATION	Repair or replace the cover.
RESOURCE	Experienced professional
COST TO REMEDY	\$100 to \$150



STRUCTURE/CRAWL SPACE



ISSUE	There is suspected microbial growth on the framing in the crawlspace.
LOCATION	Crawlspace
IMPLICATION	Microbial growth may cause health issues and lead to deterioration of underlying components. The inspector doesn't determine the extent of the activity or related damage during an inspection.
RECOMMENDATION	Engage an environmental contractor to evaluate and treat as required.
RESOURCE	Environmental specialist
COST TO REMEDY	\$2,000 to \$2,500



STRUCTURE/CRAWL SPACE



ISSUE	There is evidence of possible wood-destroying insect activity. Damaged joist observed resting on the center beam.
LOCATION	Left center of the crawlspace.
IMPLICATION	The inspector doesn't determine the extent of the activity or any damage during a home inspection.
RECOMMENDATION	Engage a pest control technician to evaluate and treat as required. Following treatment repair all damaged framing, recommend sistering the damaged joist full span.
RESOURCE	Experienced professional
COST TO REMEDY	\$1,200 to \$1,500



INSULATION/VENTILATION

TYPE/MATERIAL

ATTIC INSULATION: Fiberglass batts

EXHAUST VENTILATION: Bathroom Fan, Whole House Fan

ATTIC VENTILATION: Gable Vent

LIMITATIONS

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

INSULATION AND VENTILATION



INSULATION AND VENTILATION/ATTIC INSULATION



ISSUE	The insulation has fallen from the rafters bays.
LOCATION	Left side and right sides of the rear kneewall attic.
IMPLICATION	This affects energy efficiency.
RECOMMENDATION	Install insulation in accordance with local guidelines.
RESOURCE	Insulation contractor
COST TO REMEDY	\$100 to \$150

R

INSULATION AND VENTILATION/CRAWL SPACE INSULATION



ISSUE	The insulation is loose or falling.
LOCATION	The front right of the crawlspace.
IMPLICATION	This affects energy efficiency.
RECOMMENDATION	Install insulation in accordance with local guidelines.
RESOURCE	Experienced professional
COST TO REMEDY	\$50 to \$100

R

INSULATION AND VENTILATION/EXHAUST VENTILATION



ISSUE	The exterior hood is damaged or deteriorated.
LOCATION	Rear
IMPLICATION	Animals or pests may enter the house.
RECOMMENDATION	Replace the hood.
RESOURCE	Experienced professional
COST TO REMEDY	\$150 to \$200

R

INSULATION AND VENTILATION/CRAWL SPACE VENTILATION



ISSUE	The crawl space is mostly encapsulated (sealed vents and vapor barrier) with no source of air circulation or humidity control.
LOCATION	Crawlspace
IMPLICATION	Seal areas with no air movement may allow moisture to accumulate and create conditions conducive to microbial growth.
RECOMMENDATION	Engage a crawlspace contractor to install a dehumidifier or air circulation system.
RESOURCE	Experienced professional
COST TO REMEDY	\$1,400 to \$1,600

ELECTRICAL

TYPE/MATERIAL/AMPS

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

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

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

INFORMATION

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	There is no main breaker on the "split bus" panel.
LOCATION	Kitchen
IMPLICATION	Older panels don't have a single "main" breaker and may not permit power to be turned off with no more than six adjacent switches.
RECOMMENDATION	Maintain as required, consider upgrading to a single throw if other electrical work is being done.
RESOURCE	Electrical contractor



ELECTRICAL/ELECTRICAL PANEL



ISSUE	There are pointed screws securing the cover.
LOCATION	Kitchen
IMPLICATION	Pointed screws may penetrate a conductor.
RECOMMENDATION	Engage an electrical contractor to replace the screws.
RESOURCE	Experienced professional
COST TO REMEDY	\$50 to \$100

 ELECTRICAL/GROUNDING/BONDING



ISSUE The grounding/bonding location can't be identified.

 ELECTRICAL/CO DETECTORS



ISSUE	There are missing carbon monoxide detectors. No gas fueled appliances present.
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: Hall Closet, Heat Pump, Electric, Goodman, 15 years old

COOLING SYSTEM: Rear Exterior, Central Split, Electric, Goodman, 16 years old

INFORMATION

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

COOLING SYSTEM: A heat pump is a compressor-based HVAC system that provides heating and cooling; refer to the owners manual for more details. Heat pumps are only tested for heating or cooling mode, depending on the exterior temperature to prevent damage to the system.

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

DISTRIBUTION: There is one HVAC system with one zone, thermostat, circulator fan, and duct system; seasonal balancing by an HVAC contractor may be required to provide consistent temperatures in the house.

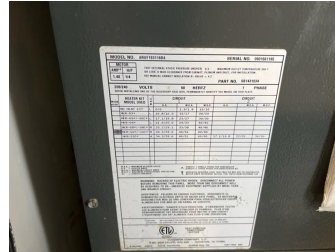
LIMITATIONS

HEATING SYSTEM: The inspection is limited because the inspector operates the heat pump in heating mode only; the heat pump is not inspected for cooling because the outside temperature is too cold. If the compressor operates in one mode, it is the same as operating in the opposite mode.

COOLING SYSTEM: 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



HVAC/COOLING SYSTEM



HVAC/DISTRIBUTION



ISSUE	The main trunk line is inadequately supported and laying on the ground.
LOCATION	Crawl Space
IMPLICATION	Reduces system efficiency, restricts air flow, and may cause damage to the ducting.
RECOMMENDATION	Secure the ductwork to the framing above.
RESOURCE	Experienced professional
COST TO REMEDY	\$100 to \$150

A white icon of a plumbing fixture, specifically a sink with a faucet, set against a dark gray background.

PLUMBING

TYPE/MATERIAL

WATER SERVICE LINE: Crawl Space, Copper, Public Water

SUPPLY PIPES: Copper

DRAIN, WASTE, VENTS: PVC, ABS, Public Sewer

WATER HEATER: Closet, Conventional Tank, Electric, 50 gallons, STATE, 11 years old

INFORMATION

WATER HEATER: The water heater is near or at the end of its useful life; establish a replacement budget.

PLUMBING

● PLUMBING/DRAIN, WASTE, VENTS



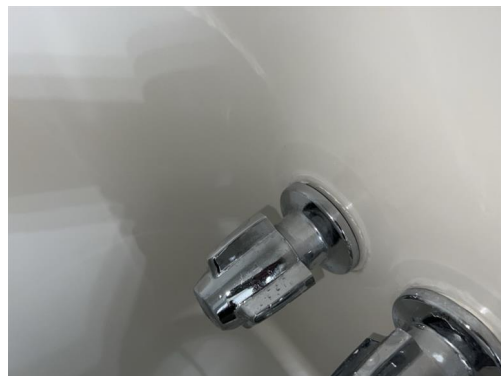
ISSUE	The drain pipe is a corrugated or accordion style.
LOCATION	Kitchen
IMPLICATION	Folds may capture debris and become clogged.
RECOMMENDATION	Engage a plumbing contractor to replace the pipe.
RESOURCE	Plumbing contractor

● PLUMBING/DRAIN, WASTE, VENTS



ISSUE	The drain pipe is improperly sloped and back pitched.
LOCATION	Center of the crawlspace below the bathroom.
IMPLICATION	Pipe should be sloped at least 1/4" per foot.
RECOMMENDATION	Engage a plumbing contractor to reinstall the pipe with a proper slope.
RESOURCE	Plumbing contractor
COST TO REMEDY	\$350 to \$450

R PLUMBING/SHOWERS/TUBS



ISSUE	The faucet handle leaks when operated, also gaps noted between the handles and the stall.
LOCATION	Main floor bathroom
IMPLICATION	Water may penetrate and damage the structure; there may be hidden damage.
RECOMMENDATION	Repair or replace the faucet to prevent water intrusion.
RESOURCE	Experienced professional
COST TO REMEDY	\$350 to \$450

R PLUMBING/SINKS



ISSUE	The sink faucet is not adjusted correctly. The water stops when pressed to the hot water side.
LOCATION	Second floor bathroom.
IMPLICATION	Prevents proper operation.
RECOMMENDATION	Adjust the faucet cartridge as required to restore proper function.
RESOURCE	Experienced professional
COST TO REMEDY	\$200 to \$250

Y PLUMBING/SINKS



ISSUE	The faucet is loose.
LOCATION	Main floor bathroom
IMPLICATION	This affects operation.
RECOMMENDATION	Repair or replace the faucet.
RESOURCE	Experienced professional



INTERIOR

TYPE/MATERIAL

FLOORS: Wood, Carpeting, Laminate

WALLS: Drywall

CEILINGS: Drywall

WINDOWS: Vinyl, Double Hung

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

FIREPLACE: The inspection of the fireplace interior is limited because of creosote build-up.

FIREPLACE: The inspection of the fireplace is limited because of limited visibility or inaccessibility of the damper.

INTERIOR

R INTERIOR/WINDOWS



ISSUE	The window pane is broken.
LOCATION	The front right family room window.
IMPLICATION	This affects energy efficiency and is a safety issue.
RECOMMENDATION	Replace the window pane.
RESOURCE	Windows contractor
COST TO REMEDY	\$300 to \$400

A small icon of a microwave or oven with a control panel.

APPLIANCES

TYPE/MATERIAL

RANGE/OVEN: Free-Standing, Electric

DISHWASHER: Built-In

DRYER: Electric

INFORMATION

DISHWASHER: The dishwasher is near or at the end of its useful life; establish a replacement budget.

DRYER: The laundry space includes a 3-wire plug; check your dryer to ensure that connection is compatible.

APPLIANCES

APPLIANCES/RANGE/OVEN



APPLIANCES/GARBAGE DISPOSER



R APPLIANCES/GARBAGE DISPOSER



ISSUE	The disposal grind chamber is jammed.
LOCATION	Kitchen
IMPLICATION	Prevent operation.
RECOMMENDATION	Engage a qualified professional to repair/replace as required.
RESOURCE	Experienced professional
COST TO REMEDY	\$350 to \$450

APPLIANCES/DISHWASHER



APPLIANCES/REFRIGERATOR/FREEZER



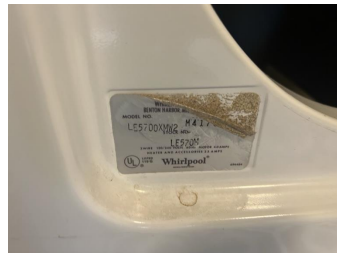
APPLIANCES/APPLIANCE VENTILATION



APPLIANCES/WASHER



APPLIANCES/DRYER



APPLIANCES/DRYER 1 VENTILATION





APPLIANCES/DRYER 1 VENTILATION



ISSUE	The vent pipe is an improper material. Corrugated ducting collects lint in the ridges and can be easily torn.
LOCATION	Center of the crawlspace
IMPLICATION	The ducting is easily damaged and humid air may be released under the house.
RECOMMENDATION	Replace the vent pipe with a hard smooth walled duct discharging to the exterior.
RESOURCE	Experienced professional
COST TO REMEDY	\$250 to \$350