



INSPECTION INSIGHTS

DATE	02/23/24
ADDRESS	1903 Maddox Street, Richmond, VA
NAME	Audrey and Brooks Sulzberger and Monahan

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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	1923
APPROXIMATE SQUARE FOOTAGE	918
DIRECTION FRONT OF HOUSE FACES	Southwest

CUSTOMER AND REAL ESTATE AGENT

CUSTOMER NAME	Audrey and Brooks Sulzberger and Monahan
CUSTOMER CONTACT INFO	sulzbergeral@gmail.com
REAL ESTATE AGENT NAME	Cole Atkins
BROKERAGE	Rock Realty RVA at Providence Hill
REAL ESTATE AGENT EMAIL	cole@rockrealtyrva.com

INSPECTION

TEMPERATURE	54°F
WEATHER	Raining
PARTIES PRESENT AT START TIME	Buyer, Buyer Agent
INSPECTION DATE	02/23/24
INSPECTION START TIME	09:00 AM
INSPECTION END TIME	11:57 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.

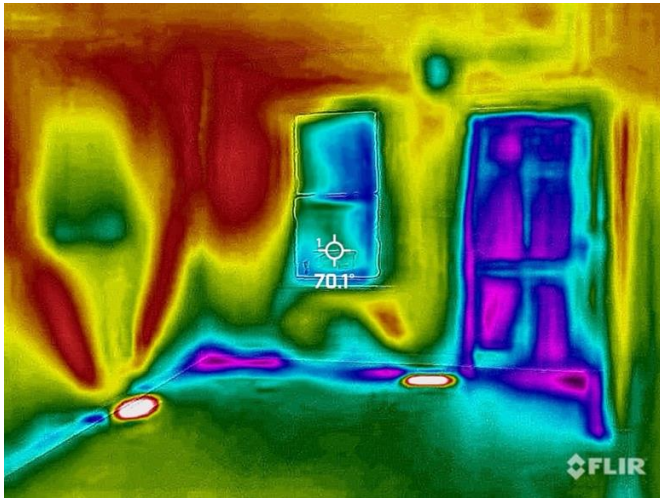


PROPERTY PHOTOS

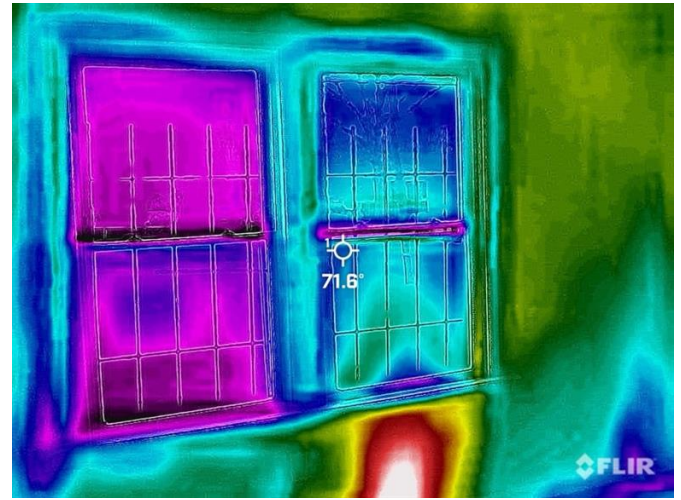
Note: Click photos to enlarge and/or save to device.



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
- WALKS
- R EXTERIOR WALLS
- R EXTERIOR TRIM
- R EXTERIOR DOORS
- R EXTERIOR STAIRS/STEPS
- HOSE FAUCETS
- R PORCH

ROOF

- R ROOFING
- R FLASHING

WATER CONTROL

- GRADING
- R GUTTERS/DOWNSPOUTS

FUEL SERVICES

- FUEL METER

STRUCTURE

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

INSULATION AND VENTILATION

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

ELECTRICAL

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

HVAC

- HEATING SYSTEM
- COOLING SYSTEM
- DISTRIBUTION
- THERMOSTAT

PLUMBING

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

INTERIOR

- INTERIOR FLOORS
- INTERIOR WALLS
- INTERIOR CEILINGS
- INTERIOR DOORS
- CABINETS/DRAWERS
- COUNTERTOPS
- R WINDOWS

APPLIANCES

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

NARRATIVE SUMMARY

R	REPAIR/FIX	
1.	Exterior/Exterior Walls The bottom siding panels are damaged, holes from the previous gas line noted. Replace the siding and repair any damage which may be revealed. LOCATION: Right Side Rear. Estimated cost to remedy: \$300 to \$400.	14
2.	Exterior/Exterior Walls The bottom siding panel is loose and lifting. Replace the siding and repair any damage which may be revealed. LOCATION: Rear. Estimated cost to remedy: \$100 to \$200.	15
3.	Exterior/Exterior Walls There are gaps around the HVAC utility penetrations. Seal around the penetrations. LOCATION: Rear. Estimated cost to remedy: \$100 to \$150.	15
4.	Exterior/Exterior Trim The rake supports are deteriorating/rotted at the left and right of the home. Engage a contractor to replace all damaged supports. LOCATION: Multiple Locations. Estimated cost to remedy: \$800 to \$1,000.	16
5.	Exterior/Exterior Doors The deadbolt does not latch and the security plate is loose on the frame. Repair or replace the door hardware. LOCATION: Front. Estimated cost to remedy: \$100 to \$150.	17
6.	Exterior/Exterior Doors The weather-stripping is not completely installed. Replace the weather-stripping. LOCATION: Front. Estimated cost to remedy: \$100 to \$150.	17
7.	Exterior/Exterior Stairs/Steps The left handrailing is loose along the side of the front entry stairs. Secure or replace the handrailing as required for safety. LOCATION: Front. Estimated cost to remedy: \$200 to \$250.	18
8.	Exterior/Porch The post base is damaged/deteriorated. The top course of bricks is missing with deteriorated mortar. Repair the base. LOCATION: Left Side. Estimated cost to remedy: \$450 to \$550.	18
9.	Roof/Roofing The roof sheathing is decayed and rotted. Engage a roofing contractor to evaluate for all possible issues and correct as determined. LOCATION: Left Side. Estimated cost to remedy: \$700 to \$900.	20
10.	Roof/Roofing The metal is lifting away from the rafters tails at the eaves. Engage a roofing contractor to make repairs or replace the roofing. LOCATION: Front. Estimated cost to remedy: \$400 to \$500.	20
11.	Roof/Flashing The vent boot does not appear to be adequately attached to the roof. Replace the vent boot and repair any damage which may be revealed. LOCATION: Rear roof. Estimated cost to remedy: \$200 to \$300.	21
12.	Water Control/Gutters/Downspouts The gutters are loose and pulling away from the structure. Secure the gutters. LOCATION: Rear. Estimated cost to remedy: \$150 to \$200.	25
13.	Structure/Attic The access cover is missing. Replace the cover. LOCATION: Hallway. Estimated cost to remedy: \$100 to \$150.	29
14.	Insulation and Ventilation/Attic Insulation . Estimated cost to remedy: \$5 to \$50.	32
15.	Insulation and Ventilation/Attic Insulation The insulation is upside down. Have all of the insurance flipped and installed correctly. LOCATION: Attic. Estimated cost to remedy: \$400 to \$500.	31
16.	Insulation and Ventilation/Crawl Space Insulation The insulation is installed upside down. I. Flip the insulation. LOCATION: Crawl space. Estimated cost to remedy: \$500 to \$600.	32
17.	Electrical/Electrical Service The entrance cable and meter are improperly secured. Engage an electrical contractor to properly install the cable and meter. LOCATION: Rear. Estimated cost to remedy: \$500 to \$600.	34
18.	Electrical/Electrical Service The electrical service is inadequate to meet the needs of the property. The panel is requiring 200amps with 100amps supplied, also the feeder wire from the meter to the panel is undersized. Engage an electrical contractor to evaluate and to make repairs, as required. LOCATION: Multiple Locations. Estimated cost to remedy: \$1,200 to \$1,400.	35
19.	Electrical/Electrical Panel The wiring is undersized for the 30amp breaker on the right side of the panel. Engage an electrical contractor to correct as required. LOCATION: Bedroom. Estimated cost to remedy: \$150 to \$250.	36
20.	Electrical/Electrical Panel The electrical panel isn't labeled. Label the panel. LOCATION: Bedroom. Estimated cost to remedy: \$100 to \$150.	36
21.	Electrical/Electrical Panel There are pointed screws securing the cover. One of the neutral wire show the beginning signs of penetration. Engage an electrical contractor to replace the screws. LOCATION: Bedroom. Estimated cost to remedy: \$50 to \$100.	37
22.	Electrical/Branch Circuits There are exposed wire splices and an improper connection found on the wiring. Engage an electrical contractor to make repairs, as required. LOCATION: Rear Center of the Crawl Space. Estimated cost to remedy: \$200 to \$250.	37

23.	Electrical/Receptacles There is a standard receptacle installed in a location that currently requires a GFCI device. The front and under the sink outlets are not protected. Engage an electrical contractor to replace the receptacle. LOCATION: Kitchen. Estimated cost to remedy: \$200 to \$250.	38
24.	Electrical/Receptacles The receptacles and ceiling do not have power. No determination is made of the cause. Engage an electrical contractor to evaluate for all remedial needs and correct as required. LOCATION: Living Room. Estimated cost to remedy: \$500 to \$600.	39
25.	Electrical/Receptacles The left side receptacle has reversed polarity. Engage an electrical contractor to make repairs, as required. LOCATION: Rear left bedroom. Estimated cost to remedy: \$150 to \$200.	40
26.	Plumbing/Supply Pipes The water supply pipe leaks at the T connector. The leaking connection is at the 4th joist bay behind the chimney. Engage a plumbing contractor to repair or replace the pipe. LOCATION: Right Rear of the Crawl Space. Estimated cost to remedy: \$250 to \$350.	44
27.	Plumbing/Drain, Waste, Vents The cast iron vent stack is inadequately secured to the structure. Engage a plumbing contractor to secure the vent stack. LOCATION: Left Side. Estimated cost to remedy: \$100 to \$200.	45
28.	Plumbing/Drain, Waste, Vents The laundry drain is missing from the washing supply box. Engage a plumber to seal the opening and remove the drain plug from the other side. Verify operation prior to landing. LOCATION: Laundry Room. Estimated cost to remedy: \$1,800 to \$2,000.	45
29.	Interior/Windows The window vinyl frame is damaged or deteriorated. Repair or replace the window. LOCATION: Right side front window. Estimated cost to remedy: \$250 to \$400.	47
30.	Appliances/Dryer 1 Ventilation Missing dryer exterior exhaust vent. Engage a qualified professional to install a vent to the exterior. LOCATION: Laundry Room. Estimated cost to remedy: \$350 to \$400.	51
	MAINTAIN	
31.	Water Control/Grading 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: Rear left corner of the house.	23
32.	Water Control/Gutters/Downspouts The downspout extension is missing. Install downspout extensions. LOCATION: Multiple Locations.	25
	MONITOR	
33.	Exterior/Driveway There are minor cracks in the driveway with vegetation growing in the seams. Repair and seal cracks. LOCATION: Right Side.	13
34.	Roof/Roofing The roof displays evidence of prior repairs. Monitor the repairs to consider if additional action is required. LOCATION: Multiple Locations.	21

INFO AND LIMITATIONS

GENERAL INFORMATION

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.

GENERAL LIMITATIONS

The electrical service is off, which prevents operation of all components which require electricity; visual inspection only.

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

EXTERIOR

TYPE/MATERIAL

WALLS: Aluminum

DRIVEWAY: Concrete

WALKS: Concrete

DOORS: Wood

STAIRS/STEPS: Brick

PORCH: Concrete, Covered

LIMITATIONS

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

EXTERIOR

EXTERIOR/DRIVEWAY



ISSUE	There are minor cracks in the driveway with vegetation growing in the seams.
LOCATION	Right Side
IMPLICATION	May permit water to penetrate the driveway, which may cause further damage.
RECOMMENDATION	Repair and seal cracks.
RESOURCE	Experienced professional

R EXTERIOR/EXTERIOR WALLS



ISSUE	The bottom siding panels are damaged, holes from the previous gas line noted.
LOCATION	Right Side Rear
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	\$300 to \$400

R

EXTERIOR/EXTERIOR WALLS



ISSUE	The bottom siding panel is loose and lifting.
LOCATION	Rear
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	\$100 to \$200

R

EXTERIOR/EXTERIOR WALLS



ISSUE	There are gaps around the HVAC utility penetrations.
LOCATION	Rear
IMPLICATION	May permit pest and water ingress.
RECOMMENDATION	Seal around the penetrations.
RESOURCE	Experienced professional
COST TO REMEDY	\$100 to \$150

R EXTERIOR/EXTERIOR TRIM



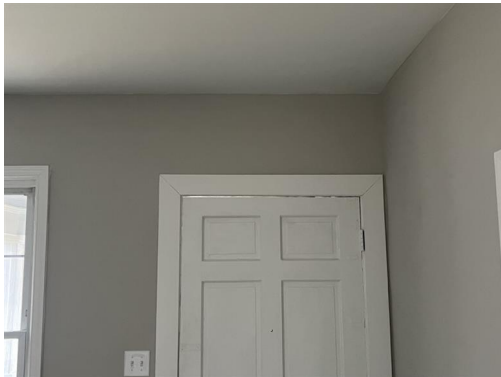
ISSUE	The rake supports are deteriorating/rotted at the left and right of the home.
LOCATION	Multiple Locations
IMPLICATION	This may prevent proper support to the sheathing above.
RECOMMENDATION	Engage a contractor to replace all damaged supports.
RESOURCE	Experienced professional
COST TO REMEDY	\$800 to \$1,000

R EXTERIOR/EXTERIOR DOORS



ISSUE	The deadbolt does not latch and the security plate is loose on the frame.
LOCATION	Front
IMPLICATION	This affects proper function.
RECOMMENDATION	Repair or replace the door hardware.
RESOURCE	Experienced professional
COST TO REMEDY	\$100 to \$150

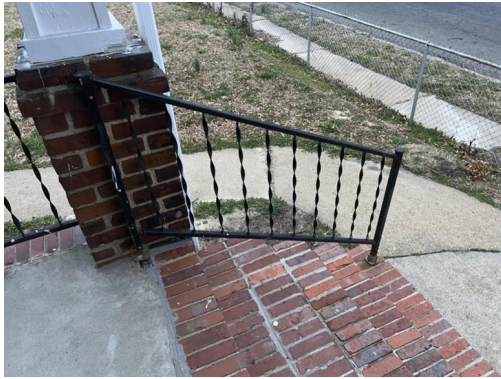
R EXTERIOR/EXTERIOR DOORS



ISSUE	The weather-stripping is not completely installed.
LOCATION	Front
IMPLICATION	This affects energy efficiency and may permit moisture intrusion, pest ingress.
RECOMMENDATION	Replace the weather-stripping.
RESOURCE	Experienced professional
COST TO REMEDY	\$100 to \$150

R

EXTERIOR/EXTERIOR STAIRS/STEPS



ISSUE	The left handrailing is loose along the side of the front entry stairs.
LOCATION	Front
IMPLICATION	This poses a safety issue.
RECOMMENDATION	Secure or replace the handrailing as required for safety.
RESOURCE	Experienced professional
COST TO REMEDY	\$200 to \$250

R

EXTERIOR/PORCH



ISSUE	The post base is damaged/deteriorated. The top course of bricks is missing with deteriorated mortar.
LOCATION	Left Side
IMPLICATION	This affects its load-bearing capacity.
RECOMMENDATION	Repair the base.
RESOURCE	Experienced professional
COST TO REMEDY	\$450 to \$550

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

ROOF

TYPE/MATERIAL

ROOF COVERING: Terne Metal

ROOF



ROOF/ROOFING



ISSUE	The roof sheathing is decayed and rotted.
LOCATION	Left Side
IMPLICATION	May prevent proper support for the metal above.
RECOMMENDATION	Engage a roofing contractor to evaluate for all possible issues and correct as determined.
RESOURCE	Roofing contractor
COST TO REMEDY	\$700 to \$900



ROOF/ROOFING



ISSUE	The metal is lifting away from the rafters tails at the eaves.
LOCATION	Front
IMPLICATION	May permit water to penetrate the structure or lift in strong winds.
RECOMMENDATION	Engage a roofing contractor to make repairs or replace the roofing.
RESOURCE	Roofing contractor
COST TO REMEDY	\$400 to \$500



ROOF/ROOFING



ISSUE	The roof displays evidence of prior repairs.
LOCATION	Multiple Locations
IMPLICATION	The inspector can't determine the purpose of the repairs or if future repairs will be required.
RECOMMENDATION	Monitor the repairs to consider if additional action is required.
RESOURCE	Roofing contractor



ROOF/FLASHING



ISSUE	The vent boot does not appear to be adequately attached to the roof.
LOCATION	Rear roof
IMPLICATION	May permit water to penetrate the structure.
RECOMMENDATION	Replace the vent boot and repair any damage which may be revealed.
RESOURCE	Roofing contractor
COST TO REMEDY	\$200 to \$300

WATER CONTROL

TYPE/MATERIAL

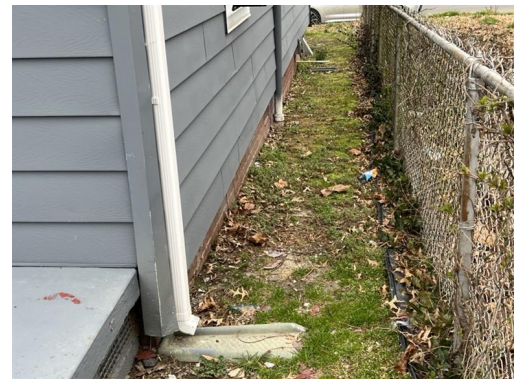
GUTTERS/DOWNSPOUTS: Aluminum, Plastic

WATER CONTROL

WATER CONTROL/GRADING



WATER CONTROL/GRADING



ISSUE	The grading is sloping towards the foundation.
LOCATION	Rear left corner of the house.
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 gutters are loose and pulling away from the structure.
LOCATION	Rear
IMPLICATION	May permit water to accumulate at the structure; water may penetrate the structure.
RECOMMENDATION	Secure the gutters.
RESOURCE	Gutters contractor
COST TO REMEDY	\$150 to \$200



WATER CONTROL/GUTTERS/DOWNSPOUTS



ISSUE	The downspout extension is missing.
LOCATION	Multiple Locations
IMPLICATION	May permit water to accumulate at the structure; water may penetrate the structure.
RECOMMENDATION	Install downspout extensions.
RESOURCE	Experienced professional

FUEL SERVICES

TYPE/MATERIAL

FUEL METER: Right Side

FUEL SERVICES



FUEL SERVICES/FUEL METER



ISSUE

The fuel meter is locked out, no service to the property.



FUEL SERVICES/FUEL METER



ISSUE

The fuel meter is locked out, no service to the property.

STRUCTURE

TYPE/MATERIAL

FOUNDATION: Concrete Blocks, Crawl Space

BEAMS: Wood

PIERS/POSTS: Brick

FLOOR: Dimensional Lumber, Conventional Framing

WALLS: Wood Framing

ROOF: Dimensional lumber, Rafters

ROOF SHEATHING: Wood Plank

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.

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.

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

STRUCTURE

R

STRUCTURE/ATTIC



ISSUE	The access cover is missing.
LOCATION	Hallway
IMPLICATION	This affects energy efficiency and may permit water to enter and damage the structure.
RECOMMENDATION	Replace the cover.
RESOURCE	Experienced professional
COST TO REMEDY	\$100 to \$150



INSULATION/VENTILATION

TYPE/MATERIAL

ATTIC INSULATION: Fiberglass batts

LIMITATIONS

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 is upside down.
LOCATION	Attic
IMPLICATION	May cause the nail to contromize
RECOMMENDATION	Have all of the insurance flipped and installed correctly.
RESOURCE	Insulation contractor
COST TO REMEDY	\$400 to \$500

R INSULATION AND VENTILATION/ATTIC INSULATION

RESOURCE	Insulation contractor
COST TO REMEDY	\$5 to \$50

R INSULATION AND VENTILATION/CRAWL SPACE INSULATION

ISSUE	The insulation is installed upside down. I
LOCATION	Crawlspace
IMPLICATION	Prevents proper operation.
RECOMMENDATION	Flip the insulation.
RESOURCE	Insulation contractor
COST TO REMEDY	\$500 to \$600

ELECTRICAL

TYPE/MATERIAL/AMPS

SERVICE: Rear, Unable to Determine, Overhead, 100 amps incoming
 ELECTRICAL PANEL: Bedroom, Circuit Breaker, 200 amps, 120/240 panel voltage
 BRANCH CIRCUITS: Copper, Non-metallic Sheathed Cable (Romex)
 GROUNDING/BONDING: Driven Rod

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

R ELECTRICAL/ELECTRICAL SERVICE



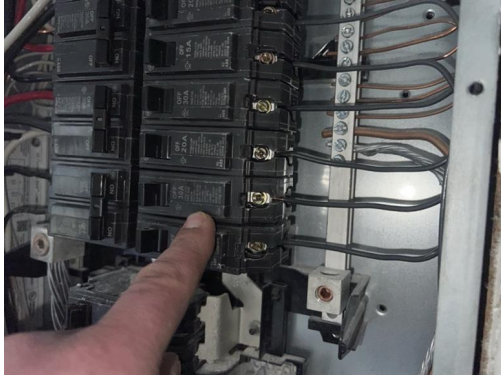
ISSUE	The entrance cable and meter are improperly secured.
LOCATION	Rear
IMPLICATION	Possible loose connections and presents a safety issues.
RECOMMENDATION	Engage an electrical contractor to properly install the cable and meter.
RESOURCE	Electrical contractor
COST TO REMEDY	\$500 to \$600

R ELECTRICAL/ELECTRICAL SERVICE



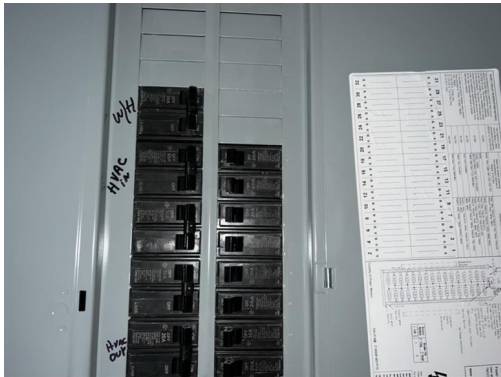
ISSUE	The electrical service is inadequate to meet the needs of the property. The panel is requiring 200amps with 100amps supplied, also the feeder wire from the meter to the panel is undersized.
LOCATION	Multiple Locations
IMPLICATION	Electrical service will not accommodate requirements.
RECOMMENDATION	Engage an electrical contractor to evaluate and to make repairs, as required.
RESOURCE	Electrical contractor
COST TO REMEDY	\$1,200 to \$1,400

R ELECTRICAL/ELECTRICAL PANEL



ISSUE	The wiring is undersized for the 30amp breaker on the right side of the panel.
LOCATION	Bedroom
IMPLICATION	This may present a safety hazard.
RECOMMENDATION	Engage an electrical contractor to correct as required.
RESOURCE	Electrical contractor
COST TO REMEDY	\$150 to \$250

R ELECTRICAL/ELECTRICAL PANEL



ISSUE	The electrical panel isn't labeled.
LOCATION	Bedroom
IMPLICATION	Panels must be completely labeled correctly to indicate which circuits the breakers or fuses serve.
RECOMMENDATION	Label the panel.
RESOURCE	Experienced professional
COST TO REMEDY	\$100 to \$150

R ELECTRICAL/ELECTRICAL PANEL



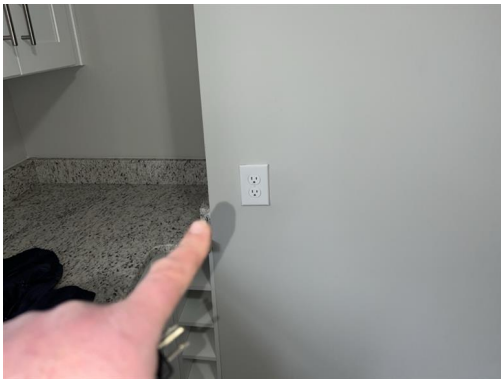
ISSUE	There are pointed screws securing the cover. One of the neutral wire show the beginning signs of penetration.
LOCATION	Bedroom
IMPLICATION	Pointed screws may penetrate a conductor.
RECOMMENDATION	Engage an electrical contractor to replace the screws.
RESOURCE	Electrical contractor
COST TO REMEDY	\$50 to \$100

R ELECTRICAL/BRANCH CIRCUITS



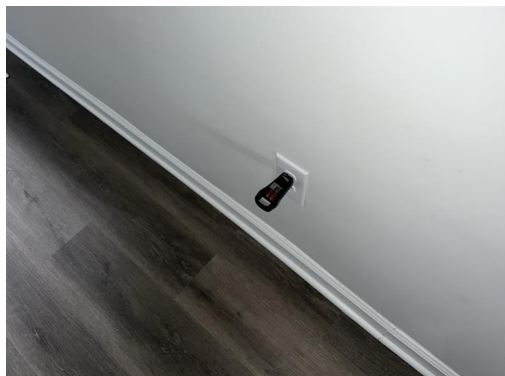
ISSUE	There are exposed wire splices and an improper connection found on the wiring.
LOCATION	Rear Center of the Crawl Space
IMPLICATION	Splices must be in an approved junction box with a proper cover and permanently accessible.
RECOMMENDATION	Engage an electrical contractor to make repairs, as required.
RESOURCE	Electrical contractor
COST TO REMEDY	\$200 to \$250

R ELECTRICAL/RECEPTACLES



ISSUE	There is a standard receptacle installed in a location that currently requires a GFCI device. The front and under the sink outlets are not protected.
LOCATION	Kitchen
IMPLICATION	Receptacle is a shock hazard.
RECOMMENDATION	Engage an electrical contractor to replace the receptacle.
RESOURCE	Electrical contractor
COST TO REMEDY	\$200 to \$250

R ELECTRICAL/RECEPTACLES



ISSUE	The receptacles and ceiling do not have power. No determination is made of the cause.
LOCATION	Living Room
IMPLICATION	This affects operation.
RECOMMENDATION	Engage an electrical contractor to evaluate for all remedial needs and correct as required.
RESOURCE	Experienced professional
COST TO REMEDY	\$500 to \$600

R ELECTRICAL/RECEPTACLES



ISSUE	The left side receptacle has reversed polarity.
LOCATION	Rear left bedroom.
IMPLICATION	Devices may be damaged when plugged in.
RECOMMENDATION	Engage an electrical contractor to make repairs, as required.
RESOURCE	Electrical contractor
COST TO REMEDY	\$150 to \$200

HVAC

TYPE/MATERIAL

HEATING SYSTEM: Crawl Space, Heat Pump, Electric, Goodman, 1 year old

COOLING SYSTEM: Rear Exterior, Central Split, Electric, Goodman, 1 year old

INFORMATION

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.

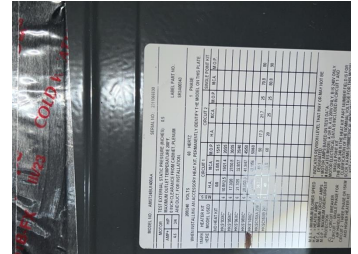
LIMITATIONS

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



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, HDPE, Public Water

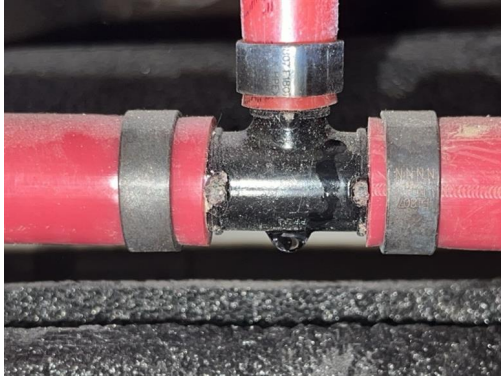
SUPPLY PIPES: Copper, PEX

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

WATER HEATER: Conventional Tank

PLUMBING

R PLUMBING/SUPPLY PIPES



ISSUE	The water supply pipe leaks at the T connector. The leaking connection is at the 4th joist bay behind the chimney.
LOCATION	Right Rear of the Crawl Space
IMPLICATION	Water may penetrate and damage the structure.
RECOMMENDATION	Engage a plumbing contractor to repair or replace the pipe.
RESOURCE	Plumbing contractor
COST TO REMEDY	\$250 to \$350



PLUMBING/DRAIN, WASTE, VENTS



ISSUE	The laundry drain is missing from the washing supply box.
LOCATION	Laundry Room
IMPLICATION	This prevents drainage, all water will collect in wall behind.
RECOMMENDATION	Engage a plumber to seal the opening and remove the drain plug from the other side. Verify operation prior to landing.
RESOURCE	Plumbing contractor
COST TO REMEDY	\$1,800 to \$2,000



PLUMBING/DRAIN, WASTE, VENTS



ISSUE	The cast iron vent stack is inadequately secured to the structure.
LOCATION	Left Side
IMPLICATION	The vent pipe may loose and become damaged.
RECOMMENDATION	Engage a plumbing contractor to secure the vent stack.
RESOURCE	Plumbing contractor
COST TO REMEDY	\$100 to \$200



INTERIOR

TYPE/MATERIAL

FLOORS: Wood, Carpeting

WALLS: Drywall

CEILINGS: Drywall

WINDOWS: Wood, Double Hung

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.

INTERIOR

R INTERIOR/WINDOWS



ISSUE	The window vinyl frame is damaged or deteriorated.
LOCATION	Right side front window
IMPLICATION	This affects energy efficiency and may permit water to enter and damage the structure.
RECOMMENDATION	Repair or replace the window.
RESOURCE	Windows contractor
COST TO REMEDY	\$250 to \$400

A small icon of a microwave or oven with a control panel on the right side.

APPLIANCES

TYPE/MATERIAL

RANGE/OVEN: Free-Standing, Electric

MICROWAVE: Built-In

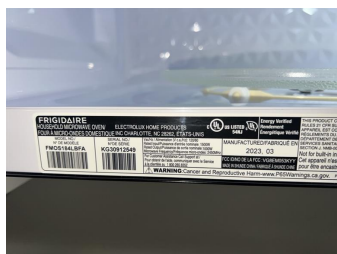
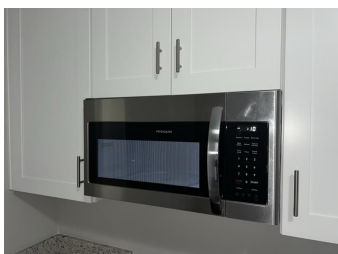
DISHWASHER: Built-In

APPLIANCES

APPLIANCES/RANGE/OVEN



APPLIANCES/MICROWAVE



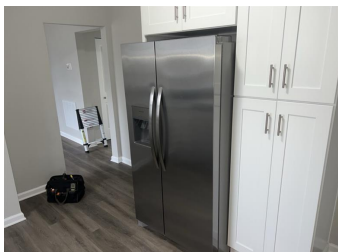
APPLIANCES/GARBAGE DISPOSER



APPLIANCES/DISHWASHER



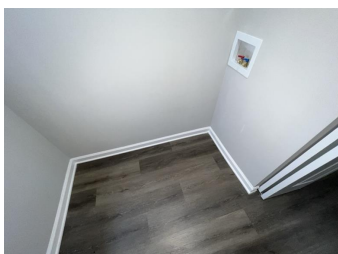
APPLIANCES/REFRIGERATOR/FREEZER



APPLIANCES/APPLIANCE VENTILATION



APPLIANCES/DRYER 1 VENTILATION



R

APPLIANCES/DRYER 1 VENTILATION



ISSUE	Missing dryer exterior exhaust vent.
LOCATION	Laundry Room
IMPLICATION	Prevents humid air from discharging into the house.
RECOMMENDATION	Engage a qualified professional to install a vent to the exterior
RESOURCE	Experienced professional
COST TO REMEDY	\$350 to \$400