



INSPECTION INSIGHTS

DATE	01/29/24
ADDRESS	110 North Harrison Street, Richmond, VA
NAME	Pascal and Maria Dermedropian

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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	1984
APPROXIMATE SQUARE FOOTAGE	1,800
DIRECTION FRONT OF HOUSE FACES	East

CUSTOMER AND REAL ESTATE AGENT

CUSTOMER NAME	Pascal and Maria Dermedropian
CUSTOMER CONTACT INFO	dermohomes@gmail.com
REAL ESTATE AGENT NAME	Cole Atkins
BROKERAGE	Long and Foster Real Estate Inc
REAL ESTATE AGENT EMAIL	cole@rockrealtyrva.com

INSPECTION

TEMPERATURE	48°F
WEATHER	Mostly Sunny (75%+ sun)
PARTIES PRESENT AT START TIME	Buyer, Buyer Agent
INSPECTION DATE	01/29/24
INSPECTION START TIME	12:00 PM
INSPECTION END TIME	02:02 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

- WALKS
- Ⓡ EXTERIOR WALLS
- Ⓡ EXTERIOR TRIM
- Ⓡ CHIMNEY
- Ⓡ EXTERIOR DOORS
- EXTERIOR STAIRS/STEPS
- HOSE FAUCETS
- Ⓡ PATIO
- Ⓡ FENCE

ROOF

- ROOFING
- FLASHING

WATER CONTROL

- GRADING
- Ⓡ GUTTERS/DOWNSPOUTS

FUEL SERVICES

- FUEL METER

STRUCTURE

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

INSULATION AND VENTILATION

- Ⓡ ATTIC INSULATION
- EXHAUST VENTILATION
- ATTIC 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

APPLIANCES

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

ENVIRONMENTAL

- Ⓡ ENVIRONMENTAL OTHER

NARRATIVE SUMMARY

R REPAIR/FIX

1.	Exterior/Exterior Walls There are deteriorated mortar joints, gaps noted between the brick. Engage an experienced mason familiar with building older materials to repair/repoint the mortar joints. LOCATION: The front below the second floor windows. Estimated cost to remedy: \$1,500 to \$2,000.	14
2.	Exterior/Exterior Trim The porch roof soffit is deteriorated. Replace the soffit and repair any damage which may be revealed. LOCATION: Front. Estimated cost to remedy: \$800 to \$1,200.	17
3.	Exterior/Exterior Trim A gaps at the side of the window sill noted. Seal as required to prevent water, infiltration and subsequent damage. LOCATION: Second floor front left window. Estimated cost to remedy: \$250 to \$350.	15
4.	Exterior/Exterior Trim The fascia/soffit is rotted/deteriorated. Replace the fascia and repair any damage which may be revealed. LOCATION: Rear left corner of the house. Estimated cost to remedy: \$700 to \$800.	16
5.	Exterior/Exterior Trim There is rotted/damaged trim. Replace the trim and repair any damage which may be revealed. LOCATION: Front porch trim. Estimated cost to remedy: \$600 to \$800.	18
6.	Exterior/Chimney The chimney is missing a rain cap/spark arrestor. Install a rain cap/spark arrestor. LOCATION: Right side of the roof. Estimated cost to remedy: \$300 to \$400.	19
7.	Exterior/Exterior Doors The handle hardware is inoperative, the deadbolt is the only way to secure the door. Repair or replace the door hardware. LOCATION: Front. Estimated cost to remedy: \$250 to \$300.	19
8.	Exterior/Exterior Doors The bottom of the rear door is rotted/deteriorated. Repair or replace the door. LOCATION: Rear. Estimated cost to remedy: \$400 to \$500.	20
9.	Exterior/Exterior Doors The threshold below the front door is deteriorated/decayed. Repair or replace the threshold, as required. LOCATION: Front. Estimated cost to remedy: \$450 to \$500.	20
10.	Exterior/Patio The patio is significantly deteriorated with cracking and missing sections. Repair and seal the patio. LOCATION: Rear. Estimated cost to remedy: \$700 to \$1,200.	21
11.	Exterior/Fence The posts or columns are leaning and decayed.. Repair or replace the posts and any other found rotted materials. LOCATION: Left Side. Estimated cost to remedy: \$1,200 to \$1,500.	21
12.	Water Control/Gutters/Downspouts The downspout is missing from the front porch roof. Install downspouts as required. LOCATION: Front. Estimated cost to remedy: \$350 to \$300.	24
13.	Structure/Floor Structure The joist has inadequate bearing, wooden wedges and stacked bricks noted at the entry of the rear crawlspace. Engage a structural contractor to evaluate and to make repairs, as required. Additional support may be needed. LOCATION: Rear most crawlspace. Estimated cost to remedy: \$1,200 to \$1,400.	29
14.	Structure/Floor Structure The floor joist is damaged or deteriorated. Engage a structural contractor to evaluate and to make repairs, as required. LOCATION: The front left corner of the crawlspace. Estimated cost to remedy: \$800 to \$1,000.	28
15.	Structure/Crawl Space The crawlspace access does not meet the minimum size requirements. Add an access entry. All access entry is required to be no less that 12"x18". LOCATION: Left Side. Estimated cost to remedy: \$400 to \$600.	30
16.	Insulation and Ventilation/Attic Insulation The insulation is missing and low in several joist bay. Install insulation in accordance with local guidelines. LOCATION: Multiple Locations.	32
17.	Electrical/Electrical Panel There is a breakers in the off position and will not reset. Engage an electrical contractor to evaluate and to make repairs, as required. LOCATION: Rear exterior. Estimated cost to remedy: \$200 to \$300.	34
18.	Electrical/Electrical Panel There are double-tapped breakers. Engage an electrical contractor to evaluate and to make repairs, as required. LOCATION: Rear exterior. Estimated cost to remedy: \$200 to \$300.	34
19.	Electrical/Electrical Panel The wires are overheated at the right side of the panel. Engage an electrical contractor to evaluate and to make repairs, as required. LOCATION: Rear exterior. Estimated cost to remedy: \$450 to \$500.	35
20.	Electrical/Branch Circuits There is exposed and unprotected wiring above the ceiling light. Engage an electrical contractor to make repairs, as required. LOCATION: The living room. Estimated cost to remedy: \$250 to \$350.	36
21.	Electrical/Grounding/Bonding The ground wire is improperly grounded. Engage an electrical contractor to make repairs, as required. LOCATION: Electrical panel. Estimated cost to remedy: \$100 to \$150.	36
22.	Electrical/Receptacles The cover plate is missing. Replace the cover plate. LOCATION: Crawl Space. Estimated cost to remedy: \$50 to \$100.	38
23.	Electrical/Receptacles The GFCI receptacle is painted over and doesn't trip/reset. Engage an electrical contractor to replace the receptacle. LOCATION: Second floor hall bathroom. Estimated cost to remedy: \$150 to \$200.	37

24.	Electrical/Receptacles The receptacle is damaged or deteriorated. Replace the receptacle. LOCATION: Left rear of the rear bedroom. Estimated cost to remedy: \$150 to \$200.	37
25.	Electrical/Receptacles The receptacle has an open ground connection. Engage an electrical contractor to make repairs, as required. LOCATION: Left side of the kitchen. Estimated cost to remedy: \$150 to \$250.	38
26.	HVAC/Cooling System The condensate auxiliary overflow drain isn't installed. Engage an HVAC contractor to make repairs, as required. LOCATION: Attic. Estimated cost to remedy: \$150 to \$200.	40
27.	Plumbing/Toilets Evidence of leakage from the tank bolts noted. Repair or replace the toilet. LOCATION: Second floor hall bathroom. Estimated cost to remedy: \$350 to \$400.	43
28.	Plumbing/Sinks The shut-off valve is missing. Install a shut-off valve. LOCATION: Kitchen. Estimated cost to remedy: \$100 to \$150.	44
29.	Plumbing/Sinks The drain leaks. Repair or replace the drain. LOCATION: Second floor hall bathroom. Estimated cost to remedy: \$200 to \$250.	44
30.	Interior/Interior Floors The floorboards sag at the rear of the dining room. Support the the ends of the flooring from the crawlspace below. LOCATION: Rear wall of the family room. Estimated cost to remedy: \$700 to \$800.	46
31.	Interior/Interior Stairs/Steps The rail is missing balusters. Replace the balusters. LOCATION: Upper section of the center staircase. Estimated cost to remedy: \$100 to \$150.	48
32.	Interior/Cabinets/Drawers The cabinet is inadequately secured to the wall. Secure the cabinet to the wall. LOCATION: Second floor hall bathroom. Estimated cost to remedy: \$150 to \$200.	48
33.	Interior/Windows The window has a failed insulated glass seal. Replace the insulated glass unit or the window. LOCATION: The bottom sash in the left side front bedroom window. Estimated cost to remedy: \$250 to \$300.	49
34.	Appliances/Range/Oven The anti-tip device is missing. Install an anti-tip device. LOCATION: Kitchen. Estimated cost to remedy: \$100 to \$150.	51
35.	Appliances/Garbage Disposer The garbage disposer leaks from inside the unit. Replace the disposer. LOCATION: Kitchen. Estimated cost to remedy: \$400 to \$500.	52
36.	Appliances/Dishwasher The dishwasher is inadequately secured to the cabinet or the countertop. Secure the dishwasher. LOCATION: Kitchen. Estimated cost to remedy: \$100 to \$150.	53
37.	Appliances/Dryer 1 Ventilation The vent pipe is an improper material. Replace the duct with a smooth walled vent pipe. LOCATION: Rear crawlspace. Estimated cost to remedy: \$250 to \$350.	54
38.	Environmental/Environmental Other There is evidence of nesting at the front of the attic. Engage a pest control contractor to clear nests and to make repairs, as required. LOCATION: Attic. Estimated cost to remedy: \$500 to \$550.	56
	MAINTAIN	
39.	Exterior/Exterior Walls 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
40.	Exterior/Exterior Trim The paint is peeling, blistering, or deteriorating. Replace the trim and repair any damage which may be revealed. LOCATION: Multiple Locations.	17
41.	Electrical/Electrical Panel The electrical panel isn't labeled. Label the panel. LOCATION: Rear exterior.	35
42.	HVAC/Distribution The air filter is dirty. Replace the filter. LOCATION: Hall.	41
43.	Interior/Interior Doors The door handle is loose and not functional. Secure the door hardware. LOCATION: Multiple Locations. Estimated cost to remedy: \$250 to \$300.	47
	MONITOR	
44.	Exterior/Walks There are minor cracks in the walk. Monitor and repair/seal cracks, as required. LOCATION: Left Side.	13
45.	Interior/Interior Walls The wall is water-stained or damaged; testing with a moisture meter confirms no/low moisture content. Engage a contractor to evaluate and to make repairs, as required. LOCATION: Left wall of the rear bedroom.	47

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.

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.

The property has been vacant for an extended period; extended periods without regular use may cause plumbing components to fail, e.g., seals and washers may dry out, valves may seize, etc.

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

EXTERIOR

TYPE/MATERIAL

WALLS: Brick, Wood

WALKS: Concrete

CHIMNEY: Brick

DOORS: Wood

STAIRS/STEPS: Concrete, Brick

PATIO: Concrete, Open

FENCE: Wood

INFORMATION

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

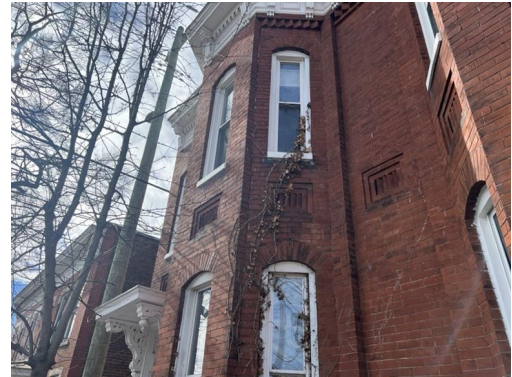
EXTERIOR

● EXTERIOR/WALKS



ISSUE	There are minor cracks in the walk.
LOCATION	Left Side
IMPLICATION	May permit water to penetrate the walk, which may cause further damage.
RECOMMENDATION	Monitor and repair/seal cracks, as required.
RESOURCE	Experienced professional

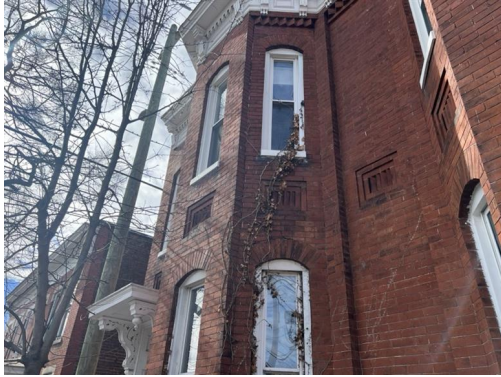
R EXTERIOR/EXTERIOR WALLS



ISSUE	There are deteriorated mortar joints, gaps noted between the brick.
LOCATION	The front below the second floor windows.
IMPLICATION	May permit water to penetrate the structure.
RECOMMENDATION	Engage an experienced mason familiar with building older materials to repair/repoint the mortar joints.
RESOURCE	Experienced professional
COST TO REMEDY	\$1,500 to \$2,000



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/EXTERIOR TRIM



ISSUE	A gaps at the side of the window sill noted.
LOCATION	Second floor front left window.
IMPLICATION	May allow water intrusion.
RECOMMENDATION	Seal as required to prevent water, infiltration and subsequent damage.
RESOURCE	Experienced professional
COST TO REMEDY	\$250 to \$350

R EXTERIOR/EXTERIOR TRIM



ISSUE	The fascia/soffit is rotted/deteriorated.
LOCATION	Rear left corner of the house.
IMPLICATION	May permit water to penetrate the structure.
RECOMMENDATION	Replace the fascia and repair any damage which may be revealed.
RESOURCE	Siding contractor
COST TO REMEDY	\$700 to \$800



EXTERIOR/EXTERIOR TRIM



ISSUE	The porch roof soffit is deteriorated.
LOCATION	Front
IMPLICATION	May permit pest ingress and water intrusion.
RECOMMENDATION	Replace the soffit and repair any damage which may be revealed.
RESOURCE	Siding contractor
COST TO REMEDY	\$800 to \$1,200



EXTERIOR/EXTERIOR TRIM



ISSUE	The paint is peeling, blistering, or deteriorating.
LOCATION	Multiple Locations
IMPLICATION	Water penetration.
RECOMMENDATION	Replace the trim and repair any damage which may be revealed.
RESOURCE	Experienced professional



EXTERIOR/EXTERIOR TRIM



ISSUE	There is rotted/damaged trim.
LOCATION	Front porch trim.
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	\$600 to \$800

EXTERIOR/CHIMNEY



R EXTERIOR/CHIMNEY



ISSUE	The chimney is missing a rain cap/spark arrestor.
LOCATION	Right side of the roof.
IMPLICATION	May permit water to penetrate the structure.
RECOMMENDATION	Install a rain cap/spark arrestor.
RESOURCE	Chimney contractor
COST TO REMEDY	\$300 to \$400

R EXTERIOR/EXTERIOR DOORS



ISSUE	The handle hardware is inoperative, the deadbolt is the only way to secure the door.
LOCATION	Front
IMPLICATION	This affects proper function.
RECOMMENDATION	Repair or replace the door hardware.
RESOURCE	Experienced professional
COST TO REMEDY	\$250 to \$300



EXTERIOR/EXTERIOR DOORS



ISSUE	The bottom of the rear door is rotted/deteriorated.
LOCATION	Rear
IMPLICATION	This affects efficiency and may allow water intrusion.
RECOMMENDATION	Repair or replace the door.
RESOURCE	Door contractor
COST TO REMEDY	\$400 to \$500



EXTERIOR/EXTERIOR DOORS



ISSUE	The threshold below the front door is deteriorated/decayed.
LOCATION	Front
IMPLICATION	This affects energy efficiency and may permit water to enter and damage the structure.
RECOMMENDATION	Repair or replace the threshold, as required.
RESOURCE	Experienced professional
COST TO REMEDY	\$450 to \$500

R

EXTERIOR/PATIO



ISSUE	The patio is significantly deteriorated with cracking and missing sections.
LOCATION	Rear
IMPLICATION	Deterioration may have an impact on function; water may also penetrate the patio and cause further deterioration.
RECOMMENDATION	Repair and seal the patio.
RESOURCE	Patio contractor
COST TO REMEDY	\$700 to \$1,200

R

EXTERIOR/FENCE



ISSUE	The posts or columns are leaning and decayed..
LOCATION	Left Side
IMPLICATION	Post or column has settled or moved.
RECOMMENDATION	Repair or replace the posts and any other found rotted materials.
RESOURCE	Fence contractor
COST TO REMEDY	\$1,200 to \$1,500

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

ROOF

TYPE/MATERIAL

ROOF COVERING: Thermoplastic PolyOlefin (TPO)

METHOD

ROOFING: Visual with drone.

WATER CONTROL

TYPE/MATERIAL

GUTTERS/DOWNSPOUTS: Built-in

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.

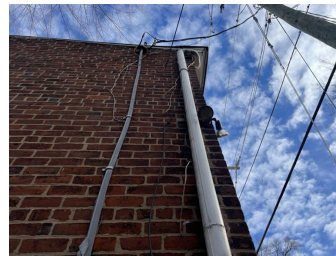
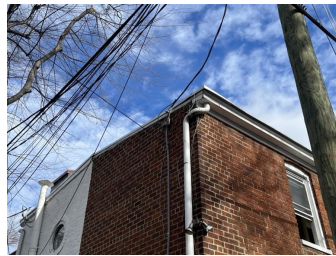
GUTTERS/DOWNSPOUTS: The inspection is limited because of limited visibility or inaccessibility of the gutters/downspouts.

WATER CONTROL

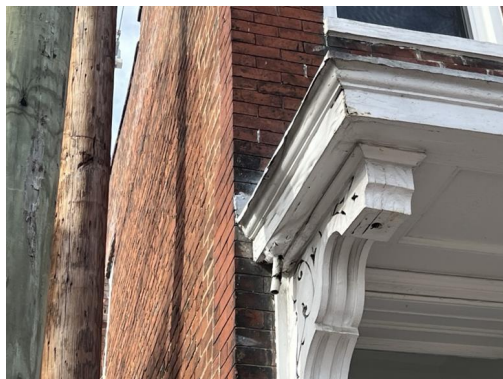
WATER CONTROL/GRADING



WATER CONTROL/GUTTERS/DOWNSPOUTS



WATER CONTROL/GUTTERS/DOWNSPOUTS



ISSUE	The downspout is missing from the front porch roof.
LOCATION	Front
IMPLICATION	May permit water to accumulate at the structure; water may penetrate the structure.
RECOMMENDATION	Install downspouts as required.
RESOURCE	Gutters contractor
COST TO REMEDY	\$350 to \$300

FUEL SERVICES

TYPE/MATERIAL

FUEL METER: Front

FUEL SERVICES



FUEL SERVICES/FUEL METER



ISSUE

No fuel meter present.

STRUCTURE

TYPE/MATERIAL

FOUNDATION: Brick, Crawl Space
 BEAMS: Wood
 PIERS/POSTS: Unable to Determine
 FLOOR: Dimensional Lumber, Conventional Framing
 WALLS: Wood Framing
 ROOF: Dimensional lumber, Rafters
 ROOF SHEATHING: Wood Plank
 CRAWL SPACE: Vented

METHOD

ATTIC: Visual from access.
 ATTIC: No access.
 CRAWL SPACE: Visual from access.
 CRAWL SPACE: No access.

LIMITATIONS

FOUNDATION: The inspection is limited because some areas are not accessible nor visible due to design, finished surfaces, and materials.
 FOUNDATION: The inspection is limited because all or parts of the foundation are obstructed by finishes; the inspector does not inspect behind walls, above ceilings or other obstructions which obstruct the inspector's view.
 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.
 ATTIC: The inspection is limited because some areas are not accessible nor visible due to design, finished surfaces, and materials.
 CRAWL SPACE: The inspection is limited because some areas are not accessible nor visible due to design, finished surfaces, and materials.

OTHER LIMITATIONS

The center and rear of the attic are not accessible due to clearance.

STRUCTURE

R STRUCTURE/FLOOR STRUCTURE



ISSUE	The floor joist is damaged or deteriorated.
LOCATION	The front left corner of the crawlspace.
IMPLICATION	This affects its load-bearing capacity.
RECOMMENDATION	Engage a structural contractor to evaluate and to make repairs, as required.
RESOURCE	Structural contractor
COST TO REMEDY	\$800 to \$1,000



STRUCTURE/FLOOR STRUCTURE



ISSUE	The joist has inadequate bearing, wooden wedges and stacked bricks noted at the entry of the rear crawlspace.
LOCATION	Rear most crawlspace.
IMPLICATION	This affects its load-bearing capacity and can shift over time.
RECOMMENDATION	Engage a structural contractor to evaluate and to make repairs, as required. Additional support may be needed.
RESOURCE	Structural contractor
COST TO REMEDY	\$1,200 to \$1,400

R STRUCTURE/CRAWL SPACE



ISSUE	The crawlspace access does not meet the minimum size requirements.
LOCATION	Left Side
IMPLICATION	Prevents entry necessary for repairs or inspection; conditions are not known.
RECOMMENDATION	Add an access entry. All access entry is required to be no less that 12"x18"
RESOURCE	Crawl space contractor
COST TO REMEDY	\$400 to \$600



INSULATION/VENTILATION

TYPE/MATERIAL

ATTIC INSULATION: Fiberglass batts

ATTIC VENTILATION: Soffit Vent

LIMITATIONS

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

ATTIC 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 is missing and low in several joist bay.
LOCATION	Multiple Locations
IMPLICATION	This affects energy efficiency.
RECOMMENDATION	Install insulation in accordance with local guidelines.
RESOURCE	Attic contractor

ELECTRICAL

TYPE/MATERIAL/AMPS

SERVICE: Rear, Unable to Determine, Overhead, 200 amps incoming

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

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

GROUNDING/BONDING: Unable to Determine

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.

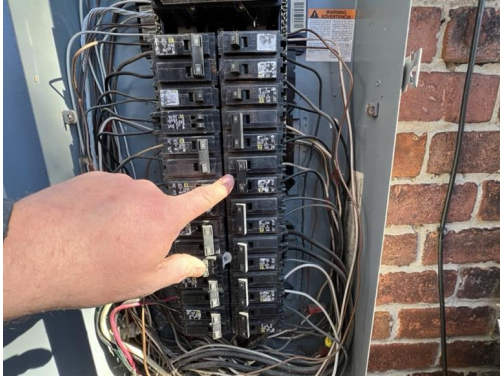
LIMITATIONS

SMOKE DETECTORS: The inspection is limited because although smoke detectors appear to be operational, i.e., the test buttons work, the test button only tests batteries, not the ability of a smoke detector to detect smoke, which is beyond the scope of a home inspection. If the inspector utilizes smoke sticks, only a random sample of detectors are tested. Smoke detector mechanisms have an expected useful life of 10 years, after which replacement is required.

ELECTRICAL



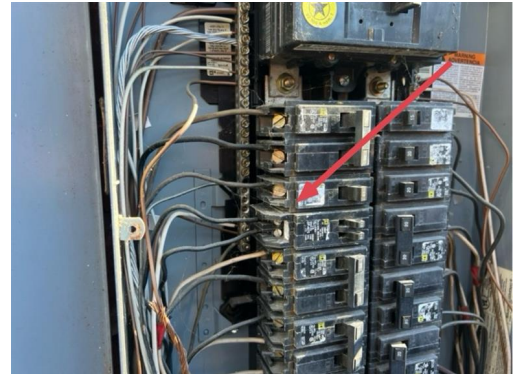
ELECTRICAL/ELECTRICAL PANEL



ISSUE	There is a breakers in the off position and will not reset.
LOCATION	Rear exterior
IMPLICATION	Reason isn't evident; the inspector is not authorized to turn on breakers.
RECOMMENDATION	Engage an electrical contractor to evaluate and to make repairs, as required.
RESOURCE	Electrical contractor
COST TO REMEDY	\$200 to \$300



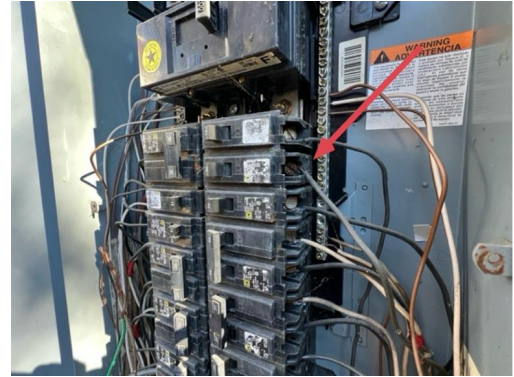
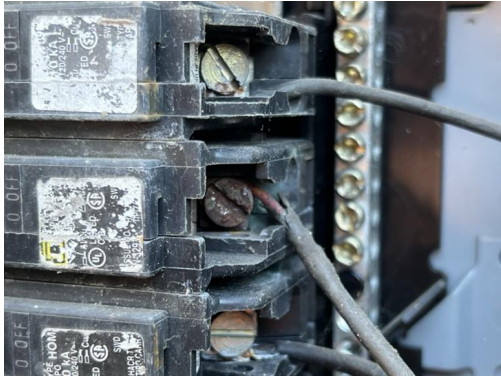
ELECTRICAL/ELECTRICAL PANEL



ISSUE	There are double-tapped breakers.
LOCATION	Rear exterior.
IMPLICATION	Most contacts are not designed to safely secure more than one wire.
RECOMMENDATION	Engage an electrical contractor to evaluate and to make repairs, as required.
RESOURCE	Electrical contractor
COST TO REMEDY	\$200 to \$300



ELECTRICAL/ELECTRICAL PANEL



ISSUE	The wires are overheated at the right side of the panel.
LOCATION	Rear exterior
IMPLICATION	Overheating may cause a fire.
RECOMMENDATION	Engage an electrical contractor to evaluate and to make repairs, as required.
RESOURCE	Electrical contractor
COST TO REMEDY	\$450 to \$500



ELECTRICAL/ELECTRICAL PANEL



ISSUE	The electrical panel isn't labeled.
LOCATION	Rear exterior.
IMPLICATION	Panels must be completely labeled correctly to indicate which circuits the breakers or fuses serve.
RECOMMENDATION	Label the panel.
RESOURCE	Experienced professional

R

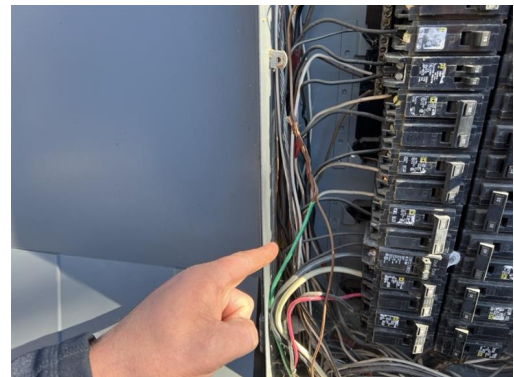
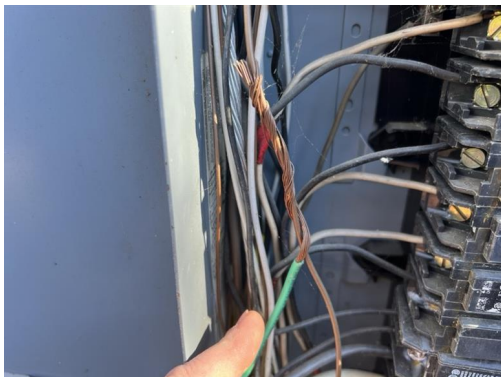
ELECTRICAL/BRANCH CIRCUITS



ISSUE	There is exposed and unprotected wiring above the ceiling light.
LOCATION	The living room.
IMPLICATION	Exposed wires are a shock hazard.
RECOMMENDATION	Engage an electrical contractor to make repairs, as required.
RESOURCE	Electrical contractor
COST TO REMEDY	\$250 to \$350

R

ELECTRICAL/GROUNDING/BONDING



ISSUE	The ground wire is improperly grounded.
LOCATION	Electrical panel
IMPLICATION	Grounding is a fundamental safety feature which doesn't work properly unless connections are intact.
RECOMMENDATION	Engage an electrical contractor to make repairs, as required.
RESOURCE	Electrical contractor
COST TO REMEDY	\$100 to \$150

R ELECTRICAL/RECEPTACLES



ISSUE	The receptacle is damaged or deteriorated.
LOCATION	Left rear of the rear bedroom.
IMPLICATION	Damaged receptacles are shock hazards.
RECOMMENDATION	Replace the receptacle.
RESOURCE	Experienced professional
COST TO REMEDY	\$150 to \$200

R ELECTRICAL/RECEPTACLES



ISSUE	The GFCI receptacle is painted over and doesn't trip/reset.
LOCATION	Second floor hall bathroom.
IMPLICATION	This poses a safety hazard.
RECOMMENDATION	Engage an electrical contractor to replace the receptacle.
RESOURCE	Electrical contractor
COST TO REMEDY	\$150 to \$200

R ELECTRICAL/RECEPTACLES



ISSUE	The cover plate is missing.
LOCATION	Crawl Space
IMPLICATION	Missing cover plates are shock hazards.
RECOMMENDATION	Replace the cover plate.
RESOURCE	Experienced professional
COST TO REMEDY	\$50 to \$100

R ELECTRICAL/RECEPTACLES



ISSUE	The receptacle has an open ground connection.
LOCATION	Left side of the kitchen.
IMPLICATION	Grounding wire is not connected properly.
RECOMMENDATION	Engage an electrical contractor to make repairs, as required.
RESOURCE	Electrical contractor
COST TO REMEDY	\$150 to \$250

HVAC

TYPE/MATERIAL

HEATING SYSTEM: Attic, Heat Pump, Electric, Goodman, 9 years old

COOLING SYSTEM: Rear Exterior, Central Split, Electric, Goodman, 9 years old

INFORMATION

HEATING 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.

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

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.

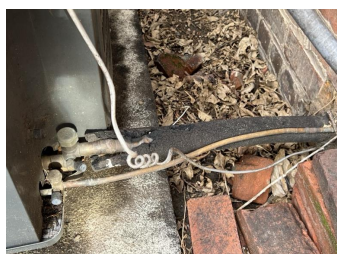
COOLING SYSTEM: The inspection is limited because outside temperatures are too cold to operate the cooling system; most manufacturers caution that operating cooling can damage the system if outside temperatures are less than 65 degrees F. The cooling system is only inspected visually.

HVAC

HVAC/HEATING SYSTEM



HVAC/COOLING SYSTEM



R HVAC/COOLING SYSTEM



ISSUE	The condensate auxiliary overflow drain isn't installed.
LOCATION	Attic
IMPLICATION	If the main condensate line is clogged, the overflow may flow into the appliance, causing water damage to the system and the property.
RECOMMENDATION	Engage an HVAC contractor to make repairs, as required.
RESOURCE	HVAC contractor
COST TO REMEDY	\$150 to \$200

HVAC/DISTRIBUTION



ISSUE	The air filter is dirty.
LOCATION	Hall
IMPLICATION	Reduces system efficiency; permits unfiltered air to circulate through the system.
RECOMMENDATION	Replace the filter.
RESOURCE	Experienced professional

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

PLUMBING

TYPE/MATERIAL

SUPPLY PIPES: CPVC

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

WATER HEATER: Under the main stairs., Conventional Tank, Electric, 50 gallons, WHIRLPOOL, 10 years old

INFORMATION

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

PLUMBING

● PLUMBING/WATER SERVICE LINE



ISSUE The water service line is not accessible.

Ⓡ PLUMBING/TOILETS



ISSUE	Evidence of leakage from the tank bolts noted.
LOCATION	Second floor hall bathroom.
IMPLICATION	May permit water penetration and damage to the structure.
RECOMMENDATION	Repair or replace the toilet.
RESOURCE	Experienced professional
COST TO REMEDY	\$350 to \$400

R PLUMBING/SINKS



ISSUE	The drain leaks.
LOCATION	Second floor hall bathroom.
IMPLICATION	Water may penetrate and damage the structure; there may be hidden damage.
RECOMMENDATION	Repair or replace the drain.
RESOURCE	Experienced professional
COST TO REMEDY	\$200 to \$250

R PLUMBING/SINKS



ISSUE	The shut-off valve is missing.
LOCATION	Kitchen
IMPLICATION	Valve should function for servicing or emergencies.
RECOMMENDATION	Install a shut-off valve.
RESOURCE	Experienced professional
COST TO REMEDY	\$100 to \$150

A small icon consisting of a 3x3 grid of squares, with the top-left square missing.

INTERIOR

TYPE/MATERIAL

FLOORS: Tile, Wood

WALLS: Drywall, Plaster

CEILINGS: Drywall, Plaster

STAIRS/STEPS: Conventional

WINDOWS: Vinyl, 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 WALLS: The inspection is limited because there is a vaulted or cathedral ceiling, which limits access to spaces between ceilings and the underside of the roof.

INTERIOR

R INTERIOR/INTERIOR FLOORS



ISSUE	The floorboards sag at the rear of the dining room.
LOCATION	Rear wall of the family room.
IMPLICATION	Flexing boards may cause increased damage to the flooring
RECOMMENDATION	Support the the ends of the flooring from the crawlspace below.
RESOURCE	Flooring contractor
COST TO REMEDY	\$700 to \$800

● INTERIOR/INTERIOR WALLS



ISSUE	The wall is water-stained or damaged; testing with a moisture meter confirms no/low moisture content.
LOCATION	Left wall of the rear bedroom.
IMPLICATION	No active water penetration.
RECOMMENDATION	Engage a contractor to evaluate and to make repairs, as required.
RESOURCE	Experienced professional

● INTERIOR/INTERIOR DOORS



ISSUE	The door handle is loose and not functional.
LOCATION	Multiple Locations
IMPLICATION	This affects proper function.
RECOMMENDATION	Secure the door hardware.
RESOURCE	Experienced professional
COST TO REMEDY	\$250 to \$300

R INTERIOR/INTERIOR STAIRS/STEPS

ISSUE	The rail is missing balusters.
LOCATION	Upper section of the center staircase
IMPLICATION	This may pose a safety issue.
RECOMMENDATION	Replace the balusters.
RESOURCE	Stairs contractor
COST TO REMEDY	\$100 to \$150

R INTERIOR/CABINETS/DRAWERS



ISSUE	The cabinet is inadequately secured to the wall.
LOCATION	Second floor hall bathroom.
IMPLICATION	This may pose a safety hazard and allow plumbing damage.
RECOMMENDATION	Secure the cabinet to the wall.
RESOURCE	Experienced professional
COST TO REMEDY	\$150 to \$200

R INTERIOR/WINDOWS



ISSUE	The window has a failed insulated glass seal.
LOCATION	The bottom sash in the left side front bedroom window.
IMPLICATION	Condensation develops on inside of glass and may affect visibility and appearance.
RECOMMENDATION	Replace the insulated glass unit or the window.
RESOURCE	Windows contractor
COST TO REMEDY	\$250 to \$300

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

APPLIANCES

TYPE/MATERIAL

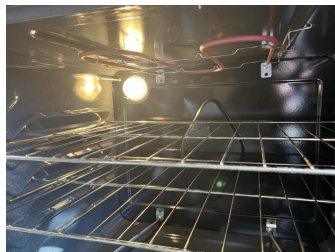
RANGE/OVEN: Free-Standing, Electric

DISHWASHER: Built-In

DRYER: Electric

APPLIANCES

APPLIANCES/RANGE/OVEN



R APPLIANCES/RANGE/OVEN



ISSUE	The anti-tip device is missing.
LOCATION	Kitchen
IMPLICATION	Appliance may fall forward.
RECOMMENDATION	Install an anti-tip device.
RESOURCE	Experienced professional
COST TO REMEDY	\$100 to \$150

APPLIANCES/GARBAGE DISPOSER

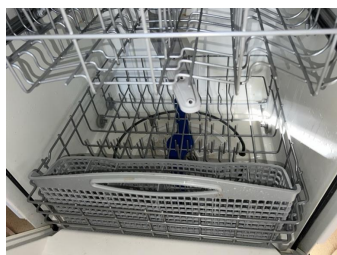


R APPLIANCES/GARBAGE DISPOSER



ISSUE	The garbage disposer leaks from inside the unit.
LOCATION	Kitchen
IMPLICATION	The unit has failed and cracked at the interior.
RECOMMENDATION	Replace the disposer.
RESOURCE	Experienced professional
COST TO REMEDY	\$400 to \$500

APPLIANCES/DISHWASHER



R APPLIANCES/DISHWASHER



ISSUE	The dishwasher is inadequately secured to the cabinet or the countertop.
LOCATION	Kitchen
IMPLICATION	May cause property damage or personal injury.
RECOMMENDATION	Secure the dishwasher.
RESOURCE	Experienced professional
COST TO REMEDY	\$100 to \$150

APPLIANCES/REFRIGERATOR/FREEZER



APPLIANCES/WASHER



APPLIANCES/DRYER



APPLIANCES/DRYER 1 VENTILATION



APPLIANCES/DRYER 1 VENTILATION



ISSUE	The vent pipe is an improper material.
LOCATION	Rear crawlspace.
IMPLICATION	Exhaust duct may be damaged and humid air released under the house.
RECOMMENDATION	Replace the duct with a smooth walled vent pipe.
RESOURCE	Experienced professional
COST TO REMEDY	\$250 to \$350

A small white icon of a leaf inside a circle, positioned to the left of the word 'ENVIRONMENTAL'.

ENVIRONMENTAL

ENVIRONMENTAL

R ENVIRONMENTAL/ENVIRONMENTAL OTHER



ISSUE	There is evidence of nesting at the front of the attic.
LOCATION	Attic
IMPLICATION	Bees or wasps may cause personal injury.
RECOMMENDATION	Engage a pest control contractor to clear nests and to make repairs, as required.
RESOURCE	Pest control contractor
COST TO REMEDY	\$500 to \$550