insight
home inspections

INSPECTION INSIGHTS

DATE	06/29/23
ADDRESS	1910 Windsordale Drive, Richmond, VA
NAME	Jaqueline Pierce

TABLE OF CONTENTS

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	1962
APPROXIMATE SQUARE FOOTAGE	1,400
DIRECTION FRONT OF HOUSE FACES	South

CUSTOMER AND REAL ESTATE AGENT	
CUSTOMER NAME	Jaqueline Pierce
CUSTOMER CONTACT INFO	miclpierce@gmail.com
REAL ESTATE AGENT NAME	Cole Atkins
BROKERAGE	Long and Foster Real Estate Inc
REAL ESTATE AGENT EMAIL	cole@rockrealtyrva.com

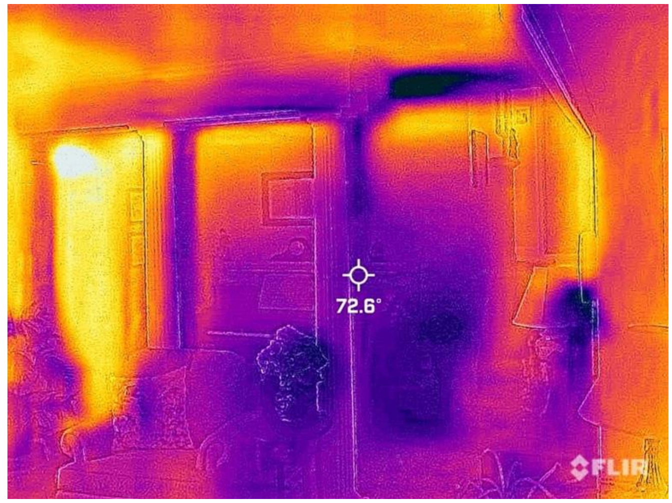
INSPECTION	
TEMPERATURE	84°F
WEATHER	Mostly Sunny (75%+ sun)
PARTIES PRESENT AT START TIME	Owner
INSPECTION DATE	06/29/23
INSPECTION START TIME	01:43 PM
INSPECTION END TIME	04:23 AM
INSPECTOR NAME	Jeff Barnes Jeff Barnes
INSPECTOR EMAIL	jeff.barnes@insightinspections.com
INSPECTOR LICENSE NUMBER	3380001399

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

R REPAIR/FIX	Action required for proper operation or condition
H HEALTH/MITIGATE	Action required to mitigate potential health issues
S 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
- EXTERIOR TRIM
- CHIMNEY 1
- CHIMNEY 2
- R EXTERIOR DOORS
- R EXTERIOR STAIRS/STEPS
- R HOSE FAUCETS
- 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
- ATTIC
- R CRAWL SPACE

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

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

HVAC
- HEATING SYSTEM
- R COOLING SYSTEM
- R 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
- R WINDOWS
- FIREPLACE

APPLIANCES
- R RANGE/OVEN
- MICROWAVE
- GARBAGE DISPOSER
- DISHWASHER
- REFRIGERATOR/FREEZER
- WASHER
- DRYER

NARRATIVE SUMMARY

REPAIR/FIX

1. Exterior/Exterior Walls There are gaps around the HVAC line set penetrations into the house. Seal around the penetrations. LOCATION: Rear. Estimated cost to remedy: $50 to $100. 12
2. Exterior/Exterior Doors The door rubs against the frame at the entrance to the converted garage. Have the door just is required to restore, proper function. LOCATION: Front. 13
3. Exterior/Exterior Stairs/Steps The left railing is loose and the right side railing is missing. Have the a railing installed at the open side of the landing and the current railing secured as required for safety. LOCATION: Rear. Estimated cost to remedy: $750 to $800. 13
4. Exterior/Hose Faucets The front hose bib is leaking, missing the handle, and stick out excessively from the house. Have the hose bib replaced and secured as required. LOCATION: Front. Estimated cost to remedy: $350 to $400. 14
5. Roof/Roofing The shingles are damaged with a hole from the top edge of the rake boards. Engage a roofing contractor to make repairs or replace the roofing. LOCATION: The right side ridge end. Estimated cost to remedy: $250 to $300. 16
6. Roof/Flashing The vent boot is damaged at the base of a plumbing vent. Gaps in cracking observed around the rubber collar of the boot. Replace the vent boot and repair any damage which may be revealed. LOCATION: The front and rear of the roof. Estimated cost to remedy: $500 to $600. 17
7. Water Control/Gutters/Downspouts The gutters are dented, also the trough is not properly pitched due to damage. Repair or replace the gutters to carry water away from the structure. LOCATION: Front. Estimated cost to remedy: $400 to $500. 20
8. Structure/Crawl Space The crawlspace door has a broken hinge and does not properly secure. Have the access door repaired/replaced as required. LOCATION: Rear. 24
9. Electrical/Electrical Service The weatherhead cover is missing at the bottom of the service drop. Engage an electrical contractor to replace the weather-head. LOCATION: Left Side. Estimated cost to remedy: $150 to $200. 29
10. Electrical/Branch Circuits The rear exterior junction box is loose and hanging by the wiring. At the junction box secured, and sealed is required to prevent further damage. LOCATION: Rear. Estimated cost to remedy: $100 to $150. 30
11. Electrical/Receptacles The receptacle outlet is inoperative. Replace the receptacle. LOCATION: The front left living room outlet. Estimated cost to remedy: $150 to $200. 30
12. HVAC/Cooling System The condensate auxiliary overflow drain isn't installed. Engage an HVAC contractor to install a secondary provision/shut off as required. LOCATION: Laundry Room. Estimated cost to remedy: $150 to $200. 32
13. HVAC/Distribution The air filter enclosure isn't properly secured or sealed on the return above the air handler. Repair and seal the enclosure. LOCATION: Laundry Room. Estimated cost to remedy: $300 to $350. 33
14. HVAC/Distribution The return opening is improperly located above the air handle next to the water heater. Engage an HVAC contractor to relocate the return opening. LOCATION: Laundry Room. Estimated cost to remedy: $400 to $500. 34
15. Interior/Windows The window has a failed insulated glass seal. Replace the insulated glass unit or the window. LOCATION: The upper sash in the primary bathroom. Estimated cost to remedy: $200 to $250. 37
16. Appliances/Range/Oven The anti-tip device is missing. Install an anti-tip device. LOCATION: Kitchen. Estimated cost to remedy: $100 to $150. 39

MAINTAIN

17. Fuel Services/Fuel Meter The gas lines are inadequately protected against damage at the entry into the house. No protective PVC sleeve found around the gas pipe. Structure made predate requirement. 22
18. Insulation and Ventilation/Attic Ventilation The exterior cover for the outside gable vents are damaged. Repair or replace the vents. LOCATION: Both gable vents. 26
19. Insulation and Ventilation/Crawl Space Ventilation Exterior crawlspace, fence, or below/even with the exterior grade. No water intrusion noted at the inside of the crawlspace. Adjust the grade in front of the vents to divert water away from the structure. Consider adding small wells in front of the vents to drain water prior to entering. LOCATION: The front left, and left front corner of the house. 27
20. Electrical/Electrical Service The entrance conduit is inadequately sealed where it enters the house. Seal the gaps. LOCATION: Rear. 29

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

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

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

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

EXTERIOR

TYPE/MATERIAL

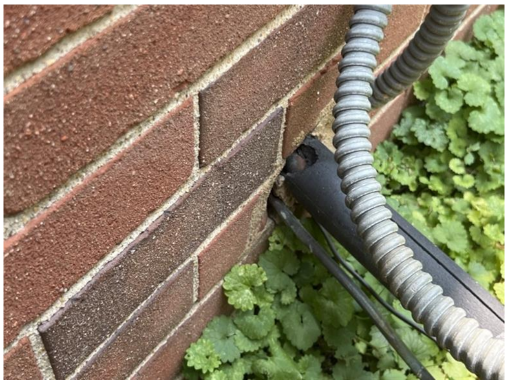
WALLS: Vinyl, Brick Veneer
DRIVEWAY: Gravel
WALKS: Concrete
CHIMNEY: Brick
CHIMNEY: Metal
DOORS: Wood
STAIRS/STEPS: Concrete
PORCH: Wood, Open, Covered

LIMITATIONS

PORCH: The inspection is limited because there is a material (e.g., carpet, rug) covering the porch.
CHIMNEY 1: There is limited visibility of, and accessibility to, the chimney's crown and upper structure; the inspector can't determine the chimney's condition or its ability to function safely and properly. We recommend engaging a chimney contractor to evaluate the chimney prior to closing.
CHIMNEY 1: The inspection is limited because of limited visibility or inaccessibility of the chimney 1.
CHIMNEY 2: There is limited visibility of, and accessibility to, the chimney's crown and upper structure; the inspector can't determine the chimney's condition or its ability to function safely and properly. We recommend engaging a chimney contractor to evaluate the chimney prior to closing.
CHIMNEY 2: The inspection is limited because of limited visibility or inaccessibility of the chimney 2.

EXTERIOR

R EXTERIOR/EXTERIOR WALLS

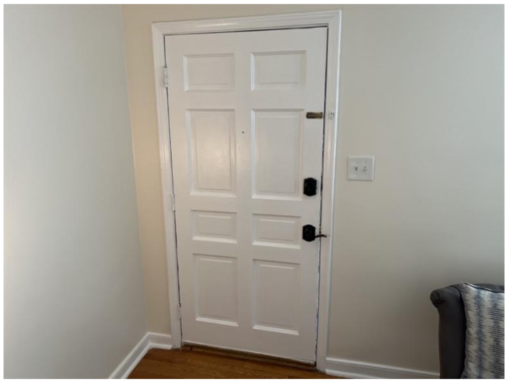


ISSUE	There are gaps around the HVAC line set penetrations into the house. Seal around the penetrations.
LOCATION	Rear
IMPLICATION	May permit pest and water to penetrate the structure.
RECOMMENDATION	Seal around the penetrations.
RESOURCE	Experienced professional
COST TO REMEDY	$50 to $100

EXTERIOR/CHIMNEY 1

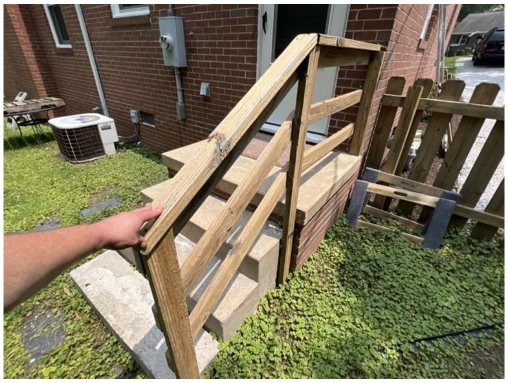
EXTERIOR/CHIMNEY 2

EXTERIOR/EXTERIOR DOORS



ISSUE	The door rubs against the frame at the entrance to the converted garage. Have the door just is required to restore, proper function.
LOCATION	Front
IMPLICATION	This affects proper operation.
RECOMMENDATION	Have the door just is required to restore, proper function.
RESOURCE	Experienced professional

EXTERIOR/EXTERIOR STAIRS/STEPS



ISSUE	The left railing is loose and the right side railing is missing. Have the a railing installed at the open side of the landing and the current railing secured as required for safety.
LOCATION	Rear
IMPLICATION	This is a falling hazard and safety issue.
RECOMMENDATION	Have the a railing installed at the open side of the landing and the current railing secured as required for safety.
RESOURCE	Experienced professional
COST TO REMEDY	$750 to $800

EXTERIOR/HOSE FAUCETS

ISSUE	The front hose bib is leaking, missing the handle, and stick out excessively from the house. Have the hose bib replaced and secured as required.
LOCATION	Front
IMPLICATION	The unit is damaged and leaking water, also the piping may be inadvertently damaged.
RECOMMENDATION	Have the hose bib replaced and secured as required.
RESOURCE	Plumbing contractor
COST TO REMEDY	$350 to $400

ROOF

TYPE/MATERIAL

ROOF COVERING: Fiberglass/Asphalt 3-Tab Shingle

METHOD

ROOFING: Walk entire roof.

INFORMATION

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

ROOF

R ROOF/ROOFING

ISSUE	The shingles are damaged with a hole from the top edge of the rake boards. Engage a roofing contractor to make repairs or replace the roofing.
LOCATION	The right side ridge end.
IMPLICATION	May permit water to penetrate the structure.
RECOMMENDATION	Engage a roofing contractor to make repairs or replace the roofing.
RESOURCE	Roofing contractor
COST TO REMEDY	$250 to $300

ROOF/FLASHING




ISSUE	The vent boot is damaged at the base of a plumbing vent. Gaps in cracking observed around the rubber collar of the boot. Replace the vent boot and repair any damage which may be revealed.
LOCATION	The front and rear of the 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	$500 to $600

WATER CONTROL

TYPE/MATERIAL

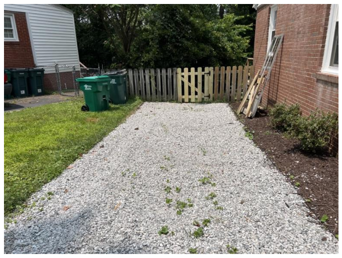
GUTTERS/DOWNSPOUTS: Aluminum

LIMITATIONS

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




R WATER CONTROL/GUTTERS/DOWNSPOUTS

ISSUE	The gutters are dented, also the trough is not properly pitched due to damage. Repair or replace the gutters to carry water away from the structure.
LOCATION	Front
IMPLICATION	This prevents water from properly diverting to the downspout and away from the house.
RECOMMENDATION	Repair or replace the gutters to carry water away from the structure.
RESOURCE	Experienced professional
COST TO REMEDY	$400 to $500

insight

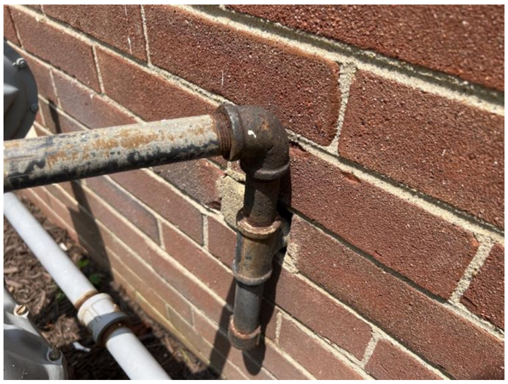
FUEL SERVICES

TYPE/MATERIAL

FUEL METER: Left Side

FUEL SERVICES

FUEL SERVICES/FUEL METER



ISSUE	The gas lines are inadequately protected against damage at the entry into the house. No protective PVC sleeve found around the gas pipe. Structure made predate requirement.
IMPLICATION	The steel piping in contact with masonry block may accelerate corrosion.
RECOMMENDATION	Have a protective sleeve added as required for safety.
RESOURCE	Plumbing contractor

STRUCTURE

TYPE/MATERIAL

FOUNDATION: Concrete Blocks, Crawl Space
BEAMS: Wood
PIERS/POSTS: Concrete Blocks
FLOOR: Dimensional Lumber, Conventional Framing
WALLS: Wood Framing
ROOF: Dimensional lumber, Rafters
ROOF SHEATHING: Plywood, Oriented Strand Board (OSB)
CRAWL SPACE: Vented

METHOD

ATTIC: Enter.
CRAWL SPACE: Enter.

LIMITATIONS

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

OTHER LIMITATIONS

Most of the foundation wall is covered with blown loose fill insulation, the evaluation is limited to readily visible and accessible areas.
Excess storage items noted in the attic, as well as insulation over the flooring.

STRUCTURE

R STRUCTURE/CRAWL SPACE

ISSUE	The crawlspace door has a broken hinge and does not properly secure. Have the access door repaired/replaced as required.
LOCATION	Rear
IMPLICATION	May permit energy loss, moisture, and animals to enter the crawl space.
RECOMMENDATION	Have the access door repaired/replaced as required.
RESOURCE	Experienced professional

INSULATION/VENTILATION

TYPE/MATERIAL

ATTIC INSULATION: Loose cellulose

EXHAUST VENTILATION: Bathroom Fan

ATTIC VENTILATION: Ridge Vent, Gable Vent

CRAWL SPACE VENTILATION: Manual Vents

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 VENTILATION

ISSUE	The exterior cover for the outside gable vents are damaged. Repair or replace the vents.
LOCATION	Both gable vents.
IMPLICATION	Further damage to the vents me allow for pest intrusion.
RECOMMENDATION	Repair or replace the vents.
RESOURCE	Attic contractor

INSULATION AND VENTILATION/CRAWL SPACE VENTILATION

ISSUE	Exterior crawlspace, fence, or below/even with the exterior grade. No water intrusion noted at the inside of the crawlspace. Adjust the grade in front of the vents to divert water away from the structure. Consider adding small wells in front of the vents to drain water prior to entering.
LOCATION	The front left, and left front corner of the house.
IMPLICATION	Vent openings below the grade may allow water to intrude into the crawlspace.
RECOMMENDATION	Adjust the grade in front of the vents to divert water away from the structure. Consider adding small wells in front of the vents to drain water prior to entering.
RESOURCE	Experienced professional

ELECTRICAL

TYPE/MATERIAL/AMPS

SERVICE: Rear, Aluminum, Overhead, 200 amps incoming

ELECTRICAL PANEL: Laundry Room, 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

R ELECTRICAL/ELECTRICAL SERVICE

ISSUE	The weatherhead cover is missing at the bottom of the service drop. Engage an electrical contractor to replace the weather-head.
LOCATION	Left Side
IMPLICATION	Exposed wiring has the potential for water damage.
RECOMMENDATION	Engage an electrical contractor to replace the weather-head.
RESOURCE	Electrical contractor
COST TO REMEDY	$150 to $200

ELECTRICAL/ELECTRICAL SERVICE

ISSUE	The entrance conduit is inadequately sealed where it enters the house. Seal the gaps.
LOCATION	Rear
IMPLICATION	Moisture may enter the electrical system.
RECOMMENDATION	Seal the gaps.
RESOURCE	Experienced professional

R ELECTRICAL/BRANCH CIRCUITS

ISSUE	The rear exterior junction box is loose and hanging by the wiring. At the junction box secured, and sealed is required to prevent further damage.
LOCATION	Rear
IMPLICATION	Wire connections may be damaged.
RECOMMENDATION	At the junction box secured, and sealed is required to prevent further damage.
RESOURCE	Experienced professional
COST TO REMEDY	$100 to $150

R ELECTRICAL/RECEPTACLES

ISSUE	The receptacle outlet is inoperative. Replace the receptacle.
LOCATION	The front left living room outlet.
IMPLICATION	This affects operation.
RECOMMENDATION	Replace the receptacle.
RESOURCE	Experienced professional
COST TO REMEDY	$150 to $200

HVAC

TYPE/MATERIAL

HEATING SYSTEM: Laundry Room, Furnace, Natural Gas, Kenmore

COOLING SYSTEM: Rear Exterior, Central Split, Electric, Kenmore, 31 years old

DISTRIBUTION: Ductwork

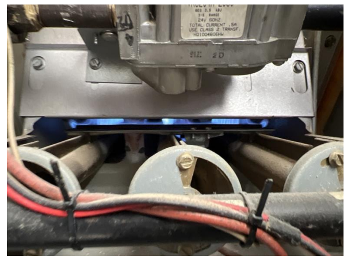
INFORMATION

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

HVAC

HVAC/HEATING SYSTEM






HVAC/COOLING SYSTEM



R HVAC/COOLING SYSTEM


ISSUE	The condensate auxiliary overflow drain isn't installed. Engage an HVAC contractor to install a secondary provision/shut off as required.
LOCATION	Laundry Room
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 install a secondary provision/shut off as required.
RESOURCE	HVAC contractor
COST TO REMEDY	$150 to $200

R HVAC/DISTRIBUTION

ISSUE	The air filter enclosure isn't properly secured or sealed on the return above the air handler. Repair and seal the enclosure.
LOCATION	Laundry Room
IMPLICATION	Reduces system efficiency.
RECOMMENDATION	Repair and seal the enclosure.
RESOURCE	Experienced professional
COST TO REMEDY	$300 to $350

R HVAC/DISTRIBUTION

ISSUE	The return opening is improperly located above the air handle next to the water heater. Engage an HVAC contractor to relocate the return opening.
LOCATION	Laundry Room
IMPLICATION	Return can't be too close to open combustion appliances due to the risk of back-drafting or combustion gases entering the house.
RECOMMENDATION	Engage an HVAC contractor to relocate the return opening.
RESOURCE	HVAC contractor
COST TO REMEDY	$400 to $500

PLUMBING

TYPE/MATERIAL

WATER HEATER: Laundry Room, Conventional Tank, Natural Gas, 40 gallons, RUUD, 19 years old

INFORMATION

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

INTERIOR

TYPE/MATERIAL

FLOORS: Carpeting, Tile, Luxury Vinyl Flooring (LVF)

WALLS: Drywall

CEILINGS: Drywall

WINDOWS: Wood, 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.

INTERIOR

R INTERIOR/WINDOWS

ISSUE	The window has a failed insulated glass seal. Replace the insulated glass unit or the window.
LOCATION	The upper sash in the primary bathroom.
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	$200 to $250

insight

APPLIANCES

TYPE/MATERIAL

RANGE/OVEN: Free-Standing, Electric

MICROWAVE: Built-In

DISHWASHER: Built-In

DRYER: Electric

OTHER LIMITATIONS

The dryer unit was not run due to personal belongings.

APPLIANCES

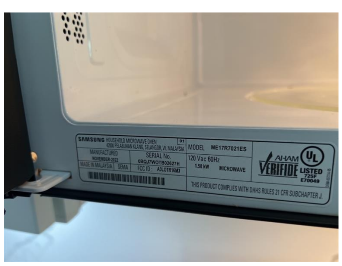
APPLIANCES/RANGE/OVEN




R APPLIANCES/RANGE/OVEN

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

APPLIANCES/MICROWAVE

APPLIANCES/GARBAGE DISPOSER

APPLIANCES/DISHWASHER

APPLIANCES/WASHER

APPLIANCES/DRYER

VECTOR SECURITY OFFER

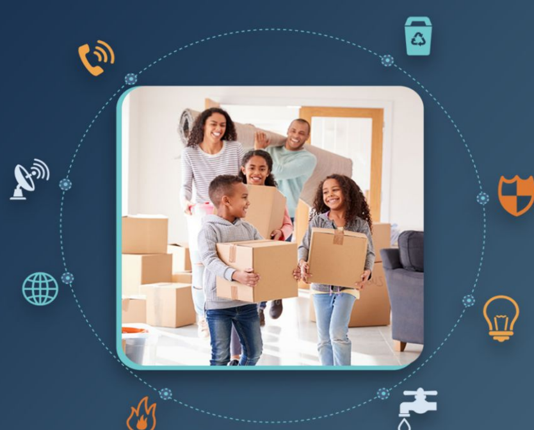
ONESOURCE UTILITIES AND PREMIUM SERVICES CONCIERGE

ONESOURCE™ SOLUTIONS
HOME CONNECTIONS

OneSource helps homebuyers by streamlining the process of setting up utility services.

**With one quick email or call,
you select the home services you need
in your new home and we get them set up for you!**

★★★★★
We couldn't believe how much we saved on our utilities by used by OneSource. What an incredible service. We tell our friends about OneSource now!
The Garcia Family, Dallas



★★★★★
Moving to a new city is stressful enough. OnceSource took a major burden off my plate by connecting all my utilities. It made my transition so much easier!
Lara M., Chicago

And best of all...it's free.

Over 1.1 million connections made by OneSource Solutions

CLICK HERE TO LEARN MORE

insight

PROSPERITY HOME MORTGAGE MEET OR BEAT OFFER

PROSPERITY
HOME MORTGAGE, LLC

Ask for a Second Opinion!

It pays to compare.

Already have a loan estimate or loan worksheet from another mortage lender?

Let us give you a second opinion![1]

If you have applied for a loan with a competitor, we want to save you money! Show us a valid, current loan estimate or loan worksheet from another lender[2], and we will meet or beat the competitor's offer, or we will provide you with $100![3]

Tap or click here to learn more!

Not all borrowers will qualify. Not available in all areas. This offer is void where prohibited and is non-transferable, subject to the terms herein, and valid on all complete applications.

1. This promotion is valid on loan applications made through Prosperity Home Mortgage, LLC by 12/31/2022. This offer only applies to fixed-rate conventional, FHA and VA conforming loans for the purchase of existing real property. Valid for the purchase of a primary residence only. Not valid on non-owner-occupied investment properties, new construction or renovation financing. Only applicable for substantially similar loan products and terms, including down payment and property type. If you have a current lock-in agreement, this is NOT an inducement to transfer your loan. This promotion may not be combined with any other offers, discounts or promotions. Standard credit and collateral underwriting guidelines apply. This is not a commitment to lend. Prosperity Home Mortgage, LLC will be able to offer a loan commitment to qualified applicants upon verification of application information, satisfying all underwriting requirements and conditions, and providing an acceptable property, appraisal, and title report. See a mortgage consultant for details.

2. Borrowers must present: 1) a Loan Estimate or valid loan worksheet with interest rate and lender origination charges issued by a licensed mortgage lender dated within the same business day of the request for a Second Opinion and 2) loan application with Prosperity Home Mortgage, LLC including requested documentation in order to determine qualification. Borrowers may only present one Loan Estimate or loan worksheet per competitor for each loan product offered for comparison as part of this program.

3. Prosperity Home Mortgage, LLC is required to comply with all applicable federal and state tax laws and regulations. Recipient may be required to provide additional information for tax purposes prior to receiving the funds and or may receive applicable tax and income reporting forms as a result of receipt of the funds. Recipients should consult a tax profession for all questions concerning the tax implications of this program.

ECOSENSE CONSUMER RADON MONITOR

Ecosense

SPECIAL PRICE FOR INSIGHT CUSTOMERS!

EcoQube

$173.85 (reg.$182.99)

with discount code: **INSIGHTQUBE**

Fast, Accurate, Connected, Intelligent Radon Detector - Winner of CES 2021 Innovation Awards Honoree.

Palm sized monitor providing highly accurate, fast and reliable detection of deadly radon gas. You can access your results anytime, anywhere from your smartphone.

LEARN MORE

FAST RESULTS
Find radon result in minutes not days. Get the first radon result in 10 minutes. A highly reliable (95%) result within 60 minutes.

MORE ACCURATE THAN OTHER HOME MONITORS
Using a patented radon detection technology, the Eco-Qube delivers industry leading radon counting sensitivity of 30 counts per hour per pCi/L.

WI-FI CONNECTED
Easily connect with your existing home Wi-Fi router. All results are delivered securely to your smartphone.