



## INSPECTION INSIGHTS

|         |                                  |
|---------|----------------------------------|
| DATE    | 06/30/23                         |
| ADDRESS | 8368 Abbey Road,<br>Richmond, VA |
| NAME    | Michael Young                    |

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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                     | 1959          |
| APPROXIMATE SQUARE FOOTAGE     | 2,524         |
| DIRECTION FRONT OF HOUSE FACES | Southwest     |

## CUSTOMER AND REAL ESTATE AGENT

|                         |                                 |
|-------------------------|---------------------------------|
| CUSTOMER NAME           | Michael Young                   |
| CUSTOMER CONTACT INFO   | cole@rockrealtyrva.com          |
| REAL ESTATE AGENT NAME  | Cole Atkins                     |
| BROKERAGE               | Long and Foster Real Estate Inc |
| REAL ESTATE AGENT EMAIL | cole@rockrealtyrva.com          |

## INSPECTION

|                               |                                    |
|-------------------------------|------------------------------------|
| TEMPERATURE                   | 86°F                               |
| WEATHER                       | Sunny (90%+ sun)                   |
| PARTIES PRESENT AT START TIME | Buyer, Buyer Agent                 |
| INSPECTION DATE               | 06/30/23                           |
| INSPECTION START TIME         | 02:20 PM                           |
| INSPECTION END TIME           | 03:51 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

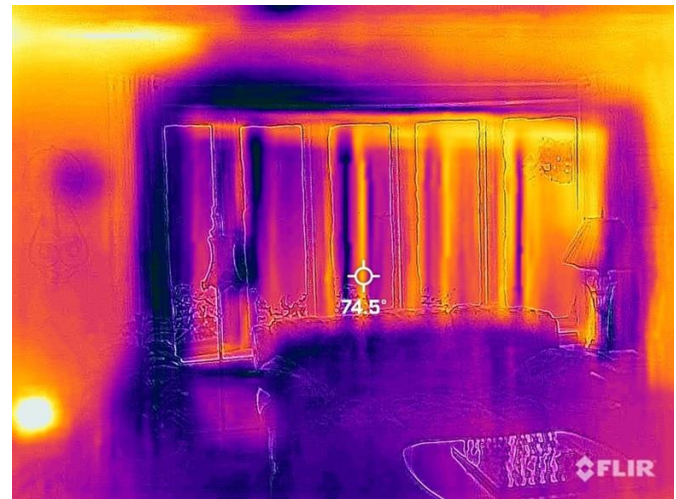
Note: Click photos to enlarge and/or save to device.



# 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
- EXTERIOR WALLS
- EXTERIOR TRIM
- CHIMNEY 1
- CHIMNEY 2
- EXTERIOR DOORS
- GARAGE DOOR AND OPENER
- EXTERIOR STAIRS/STEPS
- HOSE FAUCETS
- PORCH
- DECK/BALCONY
- PATIO

## ROOF

- ROOFING
- FLASHING

## WATER CONTROL

- GRADING
- GUTTERS/DOWNSPOUTS
- EXTERIOR DRAINS
- WINDOW WELLS

## FUEL SERVICES

- FUEL TANK
- FUEL METER

## STRUCTURE

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

## INSULATION AND VENTILATION

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

## ELECTRICAL

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

## INTERIOR

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

## APPLIANCES

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

# NARRATIVE SUMMARY

|          |                                                                                                                                                                                                                                                                                                                                                                                                  |    |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| <b>R</b> | <b>REPAIR/FIX</b>                                                                                                                                                                                                                                                                                                                                                                                |    |
| 1.       | <b>Exterior/Exterior Walls</b> There are gaps around utility penetrations. Seal around the penetrations. LOCATION: The rear center of the house at the soffit entry. Estimated cost to remedy: \$150 to \$200.                                                                                                                                                                                   | 12 |
| 2.       | <b>Exterior/Exterior Trim</b> The fascia is damaged/peeling . LOCATION: The front side of the right facia at the rear gable roof. Estimated cost to remedy: \$150 to \$200.                                                                                                                                                                                                                      | 13 |
| 3.       | <b>Exterior/Exterior Stairs/Steps</b> Gaps in the mortar and loose bricks observed at the top course of the exterior basement entry wall. Have all damage mortar removed and repointed as required. LOCATION: The rear basement stairs. Estimated cost to remedy: \$600 to \$800.                                                                                                                | 15 |
| 4.       | <b>Exterior/Exterior Stairs/Steps</b> The graspable handrailing, and guard railing are missing. Have both railings installed as required for safety. LOCATION: The rear basement stairs. Estimated cost to remedy: \$700 to \$800.                                                                                                                                                               | 16 |
| 5.       | <b>Water Control/Gutters/Downspouts</b> The bottom downspout elbow is missing. Replace the downspout elbow. LOCATION: The front left corner of the house. Estimated cost to remedy: \$100 to \$150.                                                                                                                                                                                              | 20 |
| 6.       | <b>Fuel Services/Fuel Tank</b> There is suspected abandoned or decommissioned fuel tank, the vent pipe indicates the presence of a buried tank. LOCATION: The rear left corner of the house. Estimated cost to remedy: \$2,500 to \$3,000.                                                                                                                                                       | 22 |
| 7.       | <b>HVAC/Heating System</b> The radiant heating is inoperative. Engage an HVAC contractor to evaluate and to make repairs, as required. Owners have repairs scheduled. LOCATION: Basement.                                                                                                                                                                                                        | 29 |
| 8.       | <b>HVAC/Cooling System</b> The condensate auxiliary overflow drain isn't installed. LOCATION: Attic. Estimated cost to remedy: \$150 to \$200.                                                                                                                                                                                                                                                   | 30 |
| 9.       | <b>Plumbing/Whirlpool</b> The whirlpool is inoperative. Engage a plumbing contractor to evaluate and to make repairs, as required. LOCATION: Second floor hall bathroom. Estimated cost to remedy: \$400 to \$500.                                                                                                                                                                               | 32 |
| 10.      | <b>Interior/Interior Stairs/Steps</b> The graspable hand railing is missing. Install a railing as required for safety. LOCATION: The attic stairs. Estimated cost to remedy: \$400 to \$500.                                                                                                                                                                                                     | 34 |
| 11.      | <b>Interior/Windows</b> The window has a failed insulated glass seal. LOCATION: Both sashes of the left window in the lower level living room. Both sashes of the rear dining area window. Both sashes in the left and rear primarily bedroom windows.                                                                                                                                           | 35 |
| 12.      | <b>Interior/Fireplace 2</b> The hearth or hearth extension bricks are cracked/loose it appears the foundation support is inadequate and failing in the crawlspace below. Have a structural contractor evaluate for all support and remedial needs and correct as required. Additionally piers and bracing may be necessary. LOCATION: Living Room. Estimated cost to remedy: \$2,500 to \$3,000. | 37 |
| 13.      | <b>Appliances/Garbage Disposer</b> Protective clamp is missing at the wire entry into the unit. Secure the wiring is required for safety. LOCATION: Kitchen. Estimated cost to remedy: \$100 to \$125.                                                                                                                                                                                           | 40 |
| 14.      | <b>Appliances/Dishwasher</b> The dishwasher is missing an anti-siphon/high loop device on the drain line. LOCATION: Kitchen. Estimated cost to remedy: \$50 to \$100.                                                                                                                                                                                                                            | 41 |
| 15.      | <b>Appliances/Dryer 1 Ventilation</b> The dryer ducting is made of improper materials. Dryer ducting in concealed areas is required to be a smooth, hard walled, metal duct. Replace the ducting as required. LOCATION: Rear left of the crawlspace. Estimated cost to remedy: \$250 to \$300.                                                                                                   | 42 |
| <b>Y</b> | <b>MAINTAIN</b>                                                                                                                                                                                                                                                                                                                                                                                  |    |
| 16.      | <b>Exterior/Walks</b> The walk is cracked and settled slightly. Monitor settlement and make repairs, as required. LOCATION: Front.                                                                                                                                                                                                                                                               | 12 |
| 17.      | <b>Exterior/Exterior Doors</b> The first the bottom of the door is beginning to delaminate. LOCATION: Front.                                                                                                                                                                                                                                                                                     | 14 |
| 18.      | <b>Water Control/Gutters/Downspouts</b> The gutters end is damaged. LOCATION: The rear left corner of the house.                                                                                                                                                                                                                                                                                 | 19 |
| 19.      | <b>Insulation and Ventilation/Attic Insulation</b> The level of loose fill insulation is considered inadequate per standards. LOCATION: The attic.                                                                                                                                                                                                                                               | 26 |

# INFO AND LIMITATIONS

## GENERAL INFORMATION

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

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

## GENERAL LIMITATIONS

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

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

The lawn sprinkler is beyond the scope of a home inspection; not inspected.

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

## EXTERIOR

### TYPE/MATERIAL

---

WALLS: Vinyl, Brick  
 DRIVEWAY: Asphalt  
 WALKS: Concrete, Pavers  
 CHIMNEY: Brick  
 CHIMNEY: Brick  
 DOORS: Wood, Glass  
 STAIRS/STEPS: Concrete, Wood  
 PORCH: Wood, Open, Covered  
 DECK/BALCONY: Wood  
 PATIO: Pavers, Open

### LIMITATIONS

---

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

# EXTERIOR

## EXTERIOR/WALKS



|                |                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| ISSUE          | The walk is cracked and settled slightly. Monitor settlement and make repairs, as required.                            |
| LOCATION       | Front                                                                                                                  |
| IMPLICATION    | Minimal impact on function; additional settling permits water to penetrate the walk, which may cause further settling. |
| RECOMMENDATION | Monitor settlement and make repairs, as required.                                                                      |
| RESOURCE       | Experienced professional                                                                                               |

## EXTERIOR/EXTERIOR WALLS



|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| ISSUE          | There are gaps around utility penetrations. Seal around the penetrations. |
| LOCATION       | The rear center of the house at the soffit entry.                         |
| IMPLICATION    | May permit water and pest to penetrate the structure.                     |
| RECOMMENDATION | Seal around the penetrations.                                             |
| RESOURCE       | Experienced professional                                                  |
| COST TO REMEDY | \$150 to \$200                                                            |

**R** EXTERIOR/EXTERIOR TRIM



|                |                                                            |
|----------------|------------------------------------------------------------|
| ISSUE          | The fascia is damaged/peeling .                            |
| LOCATION       | The front side of the right fascia at the rear gable roof. |
| IMPLICATION    | May permit water to penetrate the structure.               |
| RECOMMENDATION | Repair/replace the fascia as required.                     |
| RESOURCE       | Experienced professional                                   |
| COST TO REMEDY | \$150 to \$200                                             |

---

EXTERIOR/CHIMNEY 1




---

EXTERIOR/CHIMNEY 2





## EXTERIOR/EXTERIOR DOORS



|                |                                                             |
|----------------|-------------------------------------------------------------|
| ISSUE          | The first the bottom of the door is beginning to delaminate |
| LOCATION       | Front                                                       |
| IMPLICATION    | The wood will continue to deteriorate if not corrected.     |
| RECOMMENDATION | Have the bottom the door, seal them painted as required.    |
| RESOURCE       | Experienced professional                                    |

---



## EXTERIOR/EXTERIOR STAIRS/STEPS



|                |                                                                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ISSUE          | Gaps in the mortar and loose bricks observed at the top course of the exterior basement entry wall. Have all damage mortar removed and repointed as required. |
| LOCATION       | The rear basement stairs.                                                                                                                                     |
| IMPLICATION    | For the decay of the mortar may allow Rich to fall in wall structure to be compromised.                                                                       |
| RECOMMENDATION | Have all damage mortar removed and repointed as required.                                                                                                     |
| RESOURCE       | Masonry contractor                                                                                                                                            |
| COST TO REMEDY | \$600 to \$800                                                                                                                                                |

**R** EXTERIOR/EXTERIOR STAIRS/STEPS



|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| ISSUE          | The graspable handrailing, and guard railing are missing. Have both railings installed as required for safety. |
| LOCATION       | The rear basement stairs.                                                                                      |
| IMPLICATION    | This is a safety issue and falling hazard.                                                                     |
| RECOMMENDATION | Have both railings installed as required for safety.                                                           |
| RESOURCE       | Experienced professional                                                                                       |
| COST TO REMEDY | \$700 to \$800                                                                                                 |

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

## ROOF

### TYPE/MATERIAL

---

ROOF COVERING: Fiberglass Architectural Shingle

### METHOD

---

ROOFING: Visual from ground.

ROOFING: Walk accessible areas.

## WATER CONTROL

### TYPE/MATERIAL

---

GUTTERS/DOWNSPOUTS: Aluminum

EXTERIOR DRAINS: Basement Stairwell

WINDOW WELLS: Drainage Control/No Egress

### INFORMATION

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

### LIMITATIONS

---

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

# WATER CONTROL

## WATER CONTROL/GRADING



## WATER CONTROL/GUTTERS/DOWNSPOUTS



## WATER CONTROL/GUTTERS/DOWNSPOUTS



|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| ISSUE          | The gutters end is damaged.                                             |
| LOCATION       | The rear left corner of the house.                                      |
| IMPLICATION    | The damage section and a leak at the seams and overflow water.          |
| RECOMMENDATION | Repair/replace the damage section as required to allow proper drainage. |
| RESOURCE       | Gutters contractor                                                      |

**R** WATER CONTROL/GUTTERS/DOWNSPOUTS



|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| ISSUE          | The bottom downspout elbow is missing. Replace the downspout elbow.                 |
| LOCATION       | The front left corner of the house.                                                 |
| IMPLICATION    | May permit water to accumulate at the structure; water may penetrate the structure. |
| RECOMMENDATION | Replace the downspout elbow.                                                        |
| RESOURCE       | Experienced professional                                                            |
| COST TO REMEDY | \$100 to \$150                                                                      |

---

WATER CONTROL/EXTERIOR DRAINS




---

WATER CONTROL/WINDOW WELLS



## FUEL SERVICES

### TYPE/MATERIAL

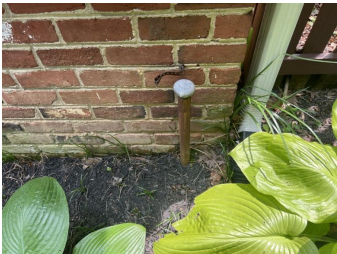
---

FUEL TANK: Rear, Underground Oil, Unable to Determine

FUEL METER: Left Side

# FUEL SERVICES

## FUEL SERVICES/FUEL TANK



R

## FUEL SERVICES/FUEL TANK

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| ISSUE          | There is suspected abandoned or decommissioned fuel tank, the vent pipe indicates the presence of a buried tank. |
| LOCATION       | The rear left corner of the house.                                                                               |
| IMPLICATION    | Possible hidden damages or leaks; the tank may be an environmental risk.                                         |
| RECOMMENDATION | Engage an environmental contractor to evaluate and to propose required actions and abate as determined.          |
| RESOURCE       | Environmental specialist                                                                                         |
| COST TO REMEDY | \$2,500 to \$3,000                                                                                               |



# STRUCTURE

## TYPE/MATERIAL

---

FOUNDATION: Concrete Blocks, Basement  
BEAMS: Wood  
PIERS/POSTS: Concrete Blocks  
FLOOR: Dimensional Lumber, Conventional Framing  
WALLS: Wood Framing  
ROOF: Dimensional lumber, Rafters  
ROOF SHEATHING: Plywood  
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.

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.

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

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

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

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

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

#### OTHER LIMITATIONS

---

Storage and belongings limit the attic evaluation.

The upper attic was not accessible. The access is blocked by ductwork.



## INSULATION/VENTILATION

### TYPE/MATERIAL

---

ATTIC INSULATION: Fiberglass batts, Loose cellulose

ATTIC VENTILATION: Gable Vent

### LIMITATIONS

---

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

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

# INSULATION AND VENTILATION



## INSULATION AND VENTILATION/ATTIC INSULATION

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| ISSUE          | The level of loose fill insulation is considered inadequate per standards. |
| LOCATION       | The attic                                                                  |
| IMPLICATION    | This affects energy efficiency.                                            |
| RECOMMENDATION | Install insulation in accordance with local guidelines.                    |
| RESOURCE       | Insulation contractor                                                      |



## INSULATION AND VENTILATION/EXHAUST VENTILATION



|       |                                                           |
|-------|-----------------------------------------------------------|
| ISSUE | The ducting is concealed under insulation and belongings. |
|-------|-----------------------------------------------------------|

## ELECTRICAL

### TYPE/MATERIAL/AMPS

SERVICE: Rear, Unable to Determine, Underground, 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.

A white icon of a thermometer with a snowflake inside the bulb, representing HVAC.

## HVAC

### TYPE/MATERIAL

---

HEATING SYSTEM: The lower level closet., Tankless Boiler, Natural Gas, Utica, 2 years old

COOLING SYSTEM: Rear Exterior, Central Split, Electric, Carrier, 27 years old

DISTRIBUTION: Ductwork and radiant piping.

### INFORMATION

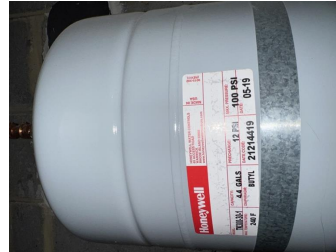
---

HEATING SYSTEM: Full scope of heating system's condition isn't included in this report due to an independent specialist's evaluation; refer to the specialist's report.

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

# HVAC

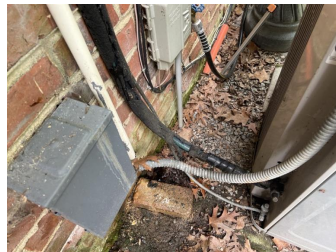
## HVAC/HEATING SYSTEM



### R HVAC/HEATING SYSTEM

|                |                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| ISSUE          | The radiant heating is inoperative. Engage an HVAC contractor to evaluate and to make repairs, as required. Owners have repairs scheduled. |
| LOCATION       | Basement                                                                                                                                   |
| IMPLICATION    | Area will not be properly heated.                                                                                                          |
| RECOMMENDATION | Engage an HVAC contractor to evaluate and to make repairs, as required.                                                                    |
| RESOURCE       | HVAC contractor                                                                                                                            |

## 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                                                                                                                         |

---

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

## PLUMBING

### TYPE/MATERIAL

---

WATER SERVICE LINE: The front center of the crawlspace., PVC, Public Water

SUPPLY PIPES: Copper

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

WATER HEATER: Basement, Tankless On-Demand, Natural Gas, Tankless System gallons, Utica, 3 years old

WHIRLPOOL: Interior

### OTHER LIMITATIONS

---

The house water is tied into the home's boiler system.

# PLUMBING

R

PLUMBING/WHIRLPOOL



|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| ISSUE          | The whirlpool is inoperative. Engage a plumbing contractor to evaluate and to make repairs, as required. |
| LOCATION       | Second floor hall bathroom.                                                                              |
| IMPLICATION    | This affects operation.                                                                                  |
| RECOMMENDATION | Engage a plumbing contractor to evaluate and to make repairs, as required.                               |
| RESOURCE       | Plumbing contractor                                                                                      |
| COST TO REMEDY | \$400 to \$500                                                                                           |

## INTERIOR

### TYPE/MATERIAL

---

FLOORS: Carpeting, Wood, Tile, Stone

WALLS: Drywall, Masonry

CEILINGS: Drywall

STAIRS/STEPS: Conventional

WINDOWS: Wood, Vinyl, Double Hung, Casement, Fixed, Slider

FIREPLACE: Built-In

FIREPLACE: Built-In

FUEL-BURNING APPLIANCE: Natural Gas

FUEL-BURNING APPLIANCE: Natural Gas

### INFORMATION

---

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

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

### LIMITATIONS

---

INTERIOR FLOORS: The inspection is limited because there is a material (e.g., carpet, rug) covering the interior floors.

FIREPLACE 1: The inspection of the fireplace 1 interior is limited because of creosote build-up.

FIREPLACE 1: The inspection of the fireplace 1 is limited because of limited visibility or inaccessibility of the damper.

FUEL-BURNING APPLIANCE 2: The inspection of the fuel-burning appliance 2 interior is limited because of creosote build-up.

# INTERIOR

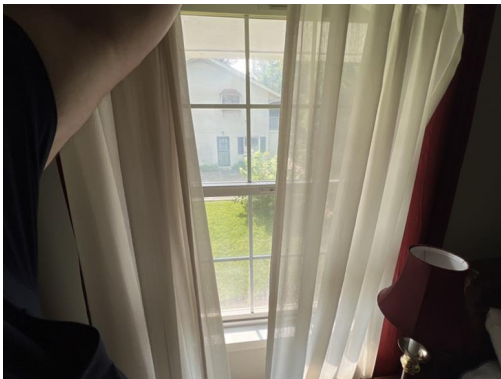
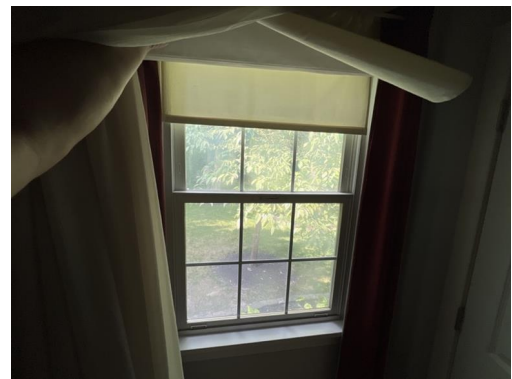
## R INTERIOR/INTERIOR STAIRS/STEPS



|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| ISSUE          | The graspable hand railing is missing. Install a railing as required for safety. |
| LOCATION       | The attic stairs.                                                                |
| IMPLICATION    | This is a safety issue.                                                          |
| RECOMMENDATION | Install a railing as required for safety.                                        |
| RESOURCE       | Experienced professional                                                         |
| COST TO REMEDY | \$400 to \$500                                                                   |

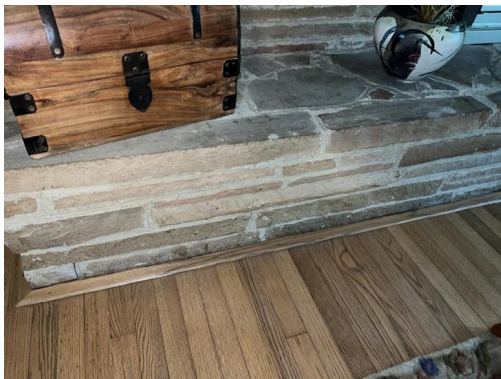


## INTERIOR/WINDOWS



|                |                                                                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ISSUE          | The window has a failed insulated glass seal.                                                                                                                        |
| LOCATION       | Both sashes of the left window in the lower level living room. Both sashes of the rear dining area window. Both sashes in the left and rear primary bedroom windows. |
| 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                                                                                                                                                   |

**R** INTERIOR/FIREPLACE 2



|                |                                                                                                                                                                                                                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ISSUE          | The hearth or hearth extension bricks are cracked/loose it appears the foundation support is inadequate and failing in the crawlspace below. Have a structural contractor evaluate for all support and remedial needs and correct as required. Additionally piers and bracing may be necessary. |
| LOCATION       | Living Room                                                                                                                                                                                                                                                                                     |
| IMPLICATION    | This is a safety issue. Continued movement of the extension may lead to other structural issues.                                                                                                                                                                                                |
| RECOMMENDATION | Have a structural contractor evaluate for all support and remedial needs and correct as required. Additionally piers and bracing may be necessary.                                                                                                                                              |
| RESOURCE       | Fireplace contractor                                                                                                                                                                                                                                                                            |
| COST TO REMEDY | \$2,500 to \$3,000                                                                                                                                                                                                                                                                              |

---

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

## APPLIANCES

### TYPE/MATERIAL

---

RANGE/OVEN: Free-Standing, Electric

MICROWAVE: Built-In

DISHWASHER: Built-In

DRYER: Electric

### INFORMATION

---

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

# APPLIANCES

## APPLIANCES/RANGE/OVEN



## APPLIANCES/MICROWAVE



## APPLIANCES/GARBAGE DISPOSER



**R** APPLIANCES/GARBAGE DISPOSER



|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| ISSUE          | Protective clamp is missing at the wire entry into the unit. Secure the wiring is required for safety. |
| LOCATION       | Kitchen                                                                                                |
| IMPLICATION    | The wiring may be damage to vibration, presenting a possible shock risk.                               |
| RECOMMENDATION | Secure the wiring is required for safety.                                                              |
| RESOURCE       | Experienced professional                                                                               |
| COST TO REMEDY | \$100 to \$125                                                                                         |

---

APPLIANCES/DISHWASHER

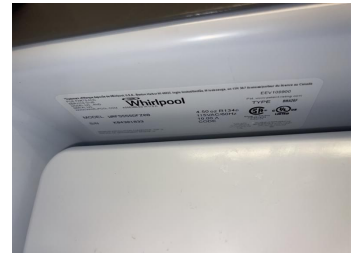


## R APPLIANCES/DISHWASHER



|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| ISSUE          | The dishwasher is missing an anti-siphon/high loop device on the drain line.                    |
| LOCATION       | Kitchen                                                                                         |
| IMPLICATION    | An air gap or "high loop" in the drain line prevents wastewater from entering the water supply. |
| RECOMMENDATION | Install a "high loop" or an anti-siphon device.                                                 |
| RESOURCE       | Experienced professional                                                                        |
| COST TO REMEDY | \$50 to \$100                                                                                   |

## APPLIANCES/REFRIGERATOR/FREEZER



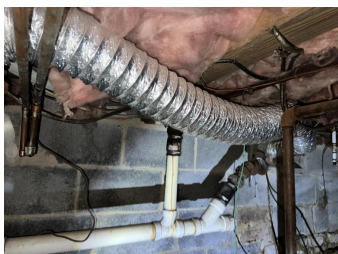
## APPLIANCES/WASHER



## APPLIANCES/DRYER



## APPLIANCES/DRYER 1 VENTILATION



## APPLIANCES/DRYER 1 VENTILATION



|                |                                                                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ISSUE          | The dryer ducting is made of improper materials. Dryer ducting in concealed areas is required to be a smooth, hard walled, metal duct. Replace the ducting as required. |
| LOCATION       | Rear left of the crawlspace.                                                                                                                                            |
| IMPLICATION    | Corrugated ducting can collect lint and tear.                                                                                                                           |
| RECOMMENDATION | Replace the ducting as required.                                                                                                                                        |
| RESOURCE       | Experienced professional                                                                                                                                                |
| COST TO REMEDY | \$250 to \$300                                                                                                                                                          |

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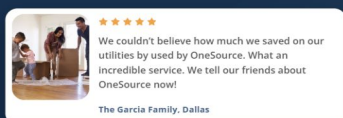
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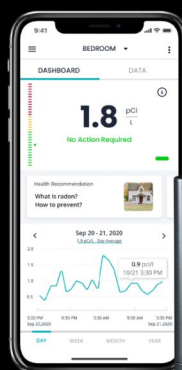
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