



DATE	08/16/24
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ADDRESS	8 Polly Court, Hampton, VA
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NAME	Will Healy
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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	2009
APPROXIMATE SQUARE FOOTAGE	3,902
DIRECTION FRONT OF HOUSE FACES	Southwest

CUSTOMER AND REAL ESTATE AGENT

CUSTOMER NAME	Will Healy
CUSTOMER CONTACT INFO	Willbhealy96@gmail.com
REAL ESTATE AGENT NAME	Cole Atkins
BROKERAGE	Rock Realty RVA at Providence Hill
REAL ESTATE AGENT EMAIL	cole@rockrealtyrva.com

INSPECTION

TEMPERATURE	83°F
WEATHER	Sunny (90%+ sun)
PARTIES PRESENT AT START TIME	Buyer, Owner Agent
INSPECTION DATE	08/16/24
INSPECTION START TIME	11:00 AM
INSPECTION END TIME	06:00 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.

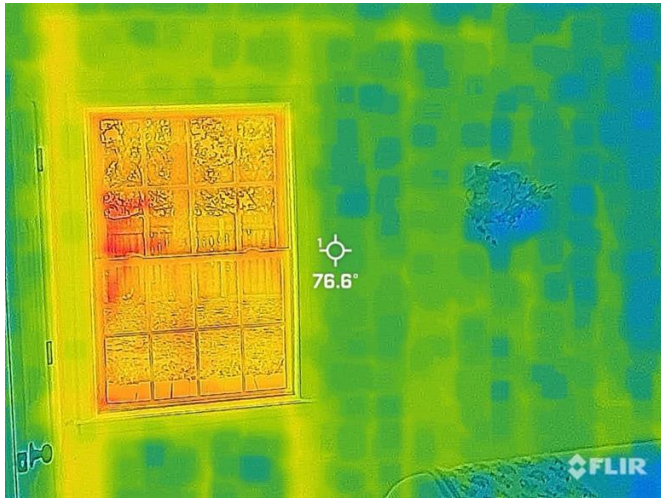


PROPERTY PHOTOS

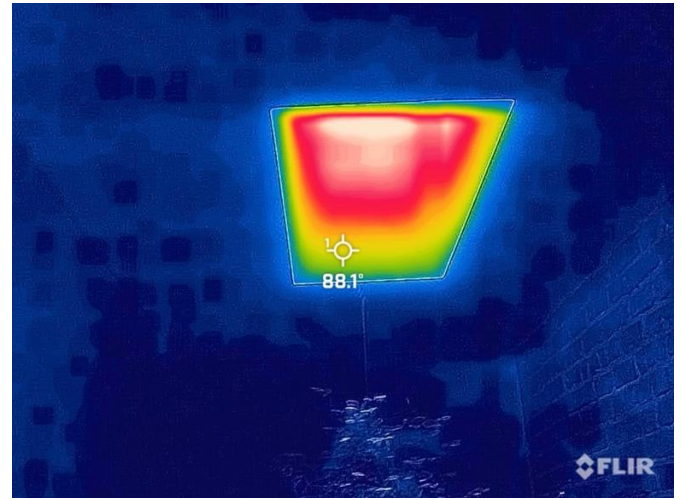
Note: Click photos to enlarge and/or save to device.



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
- EXTERIOR DOORS
- GARAGE DOOR AND OPENER
- EXTERIOR STAIRS/STEPS
- HOSE FAUCETS
- PORCH
- EXTERIOR OTHER

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 1
- HEATING SYSTEM 2
- COOLING SYSTEM 1
- COOLING SYSTEM 2
- 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
- FUEL-BURNING APPLIANCE

APPLIANCES

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

ENVIRONMENTAL

- ENVIRONMENTAL OTHER

NARRATIVE SUMMARY

R	REPAIR/FIX	
1.	Exterior/Exterior Walls There is damaged siding. Replace the siding and repair any damage which may be revealed. LOCATION: Multiple Locations: The rear lower right of the house. The panel above the second floor center window. The lower right side center panels. Estimated cost to remedy: \$600 to \$700.	14
2.	Exterior/Garage Door and Opener The right garage door get caught on the right side track. Have the rollers and tracks adjusted to restore proper function. LOCATION: Attached Garage. Estimated cost to remedy: \$100 to \$150.	17
3.	Exterior/Exterior Other The protective bollards have missing / loose bolts. The Ballard are loose and move. Secure to the ground as required. LOCATION: Attached Garage. Estimated cost to remedy: \$100 to \$150.	18
4.	Roof/Roofing The roof appears to be at the end of its economic service life. Granular loss, missing, and damaged shingles noted. Engage a roofer to evaluate and replace as required. Obtain an accurate estimate. LOCATION: Multiple Locations.	20
5.	Water Control/Gutters/Downspouts The downspout elbow is damaged or deteriorated. Repair or replace the downspout. LOCATION: Right Side. Estimated cost to remedy: \$100 to \$150.	23
6.	Structure/Crawl Space There is standing water in the crawl space below the return duct. Identify and mitigate the source of water penetration. LOCATION: Left Side. Estimated cost to remedy: \$450 to \$550.	26
7.	HVAC/Cooling System 2 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.	32
8.	HVAC/Cooling System 2 The suction line insulation is damaged. Install an exterior-grade pipe insulation on the suction line. LOCATION: Left Side Exterior. Estimated cost to remedy: \$50 to \$100.	33
9.	HVAC/Cooling System 2 The condensate discharge line is blocked or clogged. Clean the discharge line. LOCATION: Attic. Estimated cost to remedy: \$200 to \$300.	32
10.	HVAC/Cooling System 2 The condensate pan isn't draining properly and is retaining water. Engage an HVAC contractor to make repairs, as required. LOCATION: Attic. Estimated cost to remedy: \$150 to \$250.	34
11.	HVAC/Distribution The return duct is saturated and sitting in water. Engage a HVAC contractor to replace the damaged duct as required. LOCATION: Left side of the Crawl Space. Estimated cost to remedy: \$350 to \$450.	34
12.	Plumbing/Drain, Waste, Vents The top of the drain is open, the air admittance valve is missing. Engage a plumbing contractor to install an AAV as required. LOCATION: Kitchen. Estimated cost to remedy: \$200 to \$250.	37
13.	Appliances/Dishwasher The dishwasher is missing an anti-siphon device on the drain line. Install a "high loop" or an anti-siphon device. LOCATION: Kitchen. Estimated cost to remedy: \$50 to \$100.	43
14.	Environmental/Environmental Other There wasps nesting on the house. Engage a pest control contractor to clear nests and to make repairs, as required. LOCATION: Front Center Soffit. Estimated cost to remedy: \$100 to \$200.	46
Y	MAINTAIN	
15.	Exterior/Exterior Walls The siding is stained orange. This appears to have been caused by a A/C condensation overflow pan. Ensure the Air Handler has been repaired and clean the panels as required. LOCATION: Rear above the bump out roof.	13
16.	Exterior/Exterior Walls There is moss, microbial growth, and/or other biological build-up on the exterior walls. Clean the siding. LOCATION: Multiple Locations.	15
17.	Exterior/Exterior Trim The covering is peeling off of the metal trim wrap. Replace covering as required. LOCATION: Multiple Locations: left side and center rakes. Right side of the garage vehicle door.	16
18.	Exterior/Exterior Stairs/Steps The wood is aged and cracked. Maintain and replace as required. LOCATION: Rear.	17
19.	Structure/Foundation The foundation's concrete parge coat shows hairline cracks.. Seal and maintain the parging; engage a contractor to evaluate and to make repairs, as required. LOCATION: Right Side Exterior.	25
20.	HVAC/Cooling System 2 The compressor coils are dirty. Clean the coils. LOCATION: Left Side Exterior.	33
21.	HVAC/Distribution The air filter is dirty. Replace the filter. LOCATION: Hallway.	35
B	MONITOR	
22.	Exterior/Driveway There are minor cracks in the driveway. Repair and seal cracks. LOCATION: Multiple Locations.	13

- | | | | |
|-----|-----------------------------------|---|----|
| 23. | Electrical/Smoke Detectors | The smoke detectors are in good working conition. It is recommended that a home have smoke alarms on each level of the dwelling and in every bedroom or sleeping area. Clients should replace any existing smoke alarms that are not in good working order with new ones and install smoke alarms where they may be missing or not properly located. Any test of a smoke alarm during a home inspection only reflects its condition at the time of inspection and is not a guarantee, warranty, or any form of insurance. A test performed during the home inspection does not supersede the smoke alarm manufacturer's testing recommendations. Clients should follow the manufacturer's instructions for proper placement, installation, and maintenance. LOCATION: Multiple Locations. | 29 |
| 24. | Interior/Interior Ceilings | The ceiling 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: Front Left Bedroom. | 39 |
| 25. | Interior/Windows | Previous repairs to the window sill noted. Monitor and maintain as required. LOCATION: Multiple Locations: right front window in the primary bedroom. | 40 |

INFO AND LIMITATIONS

GENERAL LIMITATIONS

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.

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

EXTERIOR

TYPE/MATERIAL

WALLS: Vinyl

DRIVEWAY: Concrete

WALKS: Concrete

DOORS: Metal, Glass

STAIRS/STEPS: Wood, Brick

PORCH: Concrete and Brick, Covered

LIMITATIONS

EXTERIOR STAIRS/STEPS: The inspection is limited because there is a material (e.g., carpet, rug) covering the exterior stairs/steps.

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

EXTERIOR

● EXTERIOR/DRIVEWAY



ISSUE	There are minor cracks in the driveway.
LOCATION	Multiple Locations
IMPLICATION	May permit water to penetrate the driveway, which may cause further damage.
RECOMMENDATION	Repair and seal cracks.
RESOURCE	Experienced professional

● EXTERIOR/EXTERIOR WALLS



ISSUE	The siding is stained orange. This appears to have been caused by a A/C condensation overflow pan.
LOCATION	Rear above the bump out roof.
IMPLICATION	This indicates a problem with the HVAC system.
RECOMMENDATION	Ensure the Air Handler has been repaired and clean the panels as required.
RESOURCE	Experienced professional



EXTERIOR/EXTERIOR WALLS



ISSUE	There is damaged siding.
LOCATION	Multiple Locations: The rear lower right of the house. The panel above the second floor center window. The lower right side center panels.
IMPLICATION	May permit water to penetrate the structure.
RECOMMENDATION	Replace the siding and repair any damage which may be revealed.
RESOURCE	Siding contractor
COST TO REMEDY	\$600 to \$700



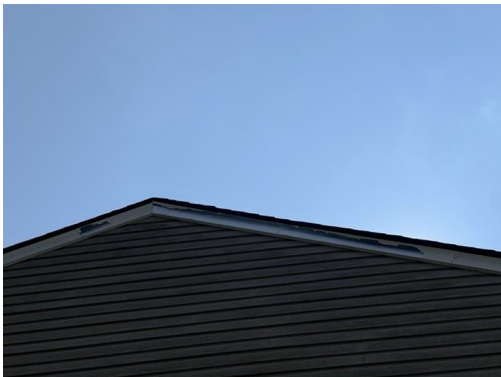
EXTERIOR/EXTERIOR WALLS



ISSUE	There is moss, microbial growth, and/or other biological build-up on the exterior walls.
LOCATION	Multiple Locations
IMPLICATION	Causes damage and premature deterioration of the siding.
RECOMMENDATION	Clean the siding.
RESOURCE	Experienced professional



EXTERIOR/EXTERIOR TRIM



ISSUE	The covering is peeling off of the metal trim wrap.
LOCATION	Multiple Locations: left side and center rakes. Right side of the garage vehicle door.
IMPLICATION	This is mostly cosmetic, however, the metal is exposed to moisture.
RECOMMENDATION	Replace covering as required.
RESOURCE	Experienced professional



EXTERIOR/GARAGE DOOR AND OPENER



ISSUE	The right garage door get caught on the right side track.
LOCATION	Attached Garage
IMPLICATION	This prevents the door from properly opening.
RECOMMENDATION	Have the rollers and tracks adjusted to restore proper function.
RESOURCE	Experienced professional
COST TO REMEDY	\$100 to \$150



EXTERIOR/EXTERIOR STAIRS/STEPS



ISSUE	The wood is aged and cracked.
LOCATION	Rear
IMPLICATION	The stairs maybe getting close to their end of life.
RECOMMENDATION	Maintain and replace as required.
RESOURCE	Experienced professional

R EXTERIOR/EXTERIOR OTHER



ISSUE	The protective bollards have missing / loose bolts. The Ballard are loose and move.
LOCATION	Attached Garage
IMPLICATION	This compromises the effectiveness against damaging the water heater.
RECOMMENDATION	Secure to the ground as required.
RESOURCE	Experienced professional
COST TO REMEDY	\$100 to \$150

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

ROOF

TYPE/MATERIAL

ROOF COVERING: Fiberglass/Asphalt 3-Tab Shingle

METHOD

ROOFING: Visual from ground with binoculars.

ROOF



ROOF/ROOFING



ISSUE	The roof appears to be at the end of its economic service life. Granular loss, missing, and damaged shingles noted.
LOCATION	Multiple Locations
IMPLICATION	The roof may not be able to be repaired due to its age and condition.
RECOMMENDATION	Engage a roofer to evaluate and replace as required. Obtain an accurate estimate.
RESOURCE	Roofing contractor

WATER CONTROL

TYPE/MATERIAL

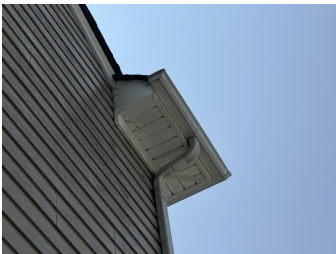
GUTTERS/DOWNSPOUTS: Aluminum

WATER CONTROL

WATER CONTROL/GRADING



WATER CONTROL/GUTTERS/DOWNSPOUTS



R WATER CONTROL/GUTTERS/DOWNSPOUTS



ISSUE	The downspout elbow is damaged or deteriorated.
LOCATION	Right Side
IMPLICATION	May permit water to accumulate at the structure; water may penetrate the structure.
RECOMMENDATION	Repair or replace the downspout.
RESOURCE	Gutters contractor
COST TO REMEDY	\$100 to \$150

STRUCTURE

TYPE/MATERIAL

FOUNDATION: Concrete Blocks, Crawl Space

BEAMS: Wood

PIERS/POSTS: Concrete Blocks

FLOOR: I-Joists, Conventional Framing

WALLS: Wood Framing

ROOF: Dimensional lumber, Truss System

ROOF SHEATHING: Oriented Strand Board (OSB)

CRAWL SPACE: Sealed

METHOD

ATTIC: Enter.

CRAWL SPACE: Enter.

INFORMATION

FLOOR STRUCTURE: There are squeaks in the floor framing. Squeaks typically are the result of loose nails or other fasteners pulling in and out of the floor wood frame members, or joists rubbing against the sub-flooring. Squeaks do not indicate a structural deficiency.

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.

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

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

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

STRUCTURE

● STRUCTURE/FOUNDATION



ISSUE	The foundation's concrete parge coat shows hairline cracks..
LOCATION	Right Side Exterior
IMPLICATION	Parging obscures surface imperfections and provides protection from water penetration.
RECOMMENDATION	Seal and maintain the parging; engage a contractor to evaluate and to make repairs, as required.
RESOURCE	Experienced professional

R STRUCTURE/CRAWL SPACE



ISSUE	There is standing water in the crawl space below the return duct.
LOCATION	Left Side
IMPLICATION	Conducive to microbial growth and related deterioration.
RECOMMENDATION	Identify and mitigate the source of water penetration.
RESOURCE	Crawl space contractor
COST TO REMEDY	\$450 to \$550



INSULATION/VENTILATION

TYPE/MATERIAL

ATTIC INSULATION: Loose fiberglass, Fiberglass batts

EXHAUST VENTILATION: Bathroom Fan

ATTIC VENTILATION: Ridge 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.

A white icon of an electrical plug with two prongs and a ground symbol.

ELECTRICAL

TYPE/MATERIAL/AMPS

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

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

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

INFORMATION

RECEPTACLES: AFCI (arc-fault circuit interrupters) protect against fires caused by arcing faults in electrical wiring. An AFCI is a circuit breaker that breaks the circuit when it detects electric arcs, which usually are caused by loose connections or damaged wiring and which may become hot enough to ignite fires. GFCI (ground-fault circuit interrupters) shut off power if the amount of current returning to the circuit is not the same as the electricity flowing into the circuit, which indicates "leaking electricity" and is a shock or electrocution hazard. We do not test AFCIs or GFCIs because receptacles may be connected to homeowner devices or systems. Test AFCI and GFCI devices regularly and replace inoperative devices.

ELECTRICAL

ELECTRICAL/GROUNDING/BONDING



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

ELECTRICAL/SMOKE DETECTORS



ISSUE	The smoke detectors are in good working conition.
LOCATION	Multiple Locations
IMPLICATION	Components function as intended.
RECOMMENDATION	It is recommended that a home have smoke alarms on each level of the dwelling and in every bedroom or sleeping area. Clients should replace any existing smoke alarms that are not in good working order with new ones and install smoke alarms where they may be missing or not properly located. Any test of a smoke alarm during a home inspection only reflects its condition at the time of inspection and is not a guarantee, warranty, or any form of insurance. A test performed during the home inspection does not supersede the smoke alarm manufacturer's testing recommendations. Clients should follow the manufacturer's instructions for proper placement, installation, and maintenance.
RESOURCE	Experienced professional

HVAC

TYPE/MATERIAL

HEATING SYSTEM: Attached Garage, Heat Pump, Electric, Goodman, 1 year old

HEATING SYSTEM: Attic, Heat Pump, Electric, Carrier, 16 years old

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

COOLING SYSTEM: Left Side Exterior, Central Split, Electric, Carrier, 15 years old

INFORMATION

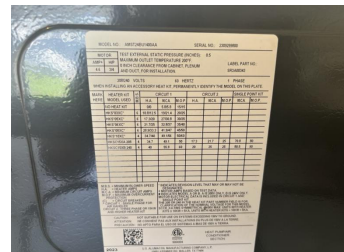
HEATING SYSTEM 1: A heat pump is a compressor-based HVAC system that provides heating and cooling; refer to the owners manual for more details. Heat pumps are only tested for heating or cooling mode, depending on the exterior temperature to prevent damage to the system.

COOLING SYSTEM 2: A heat pump is a compressor-based HVAC system that provides heating and cooling; refer to the owners manual for more details. Heat pumps are only tested for heating or cooling mode, depending on the exterior temperature to prevent damage to the system.

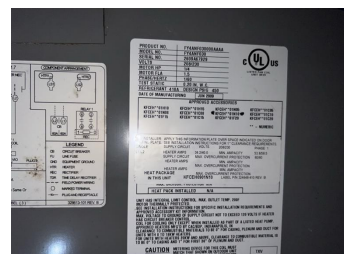
COOLING SYSTEM 2: The cooling system 2 is near or at the end of its useful life; establish a replacement budget.

HVAC

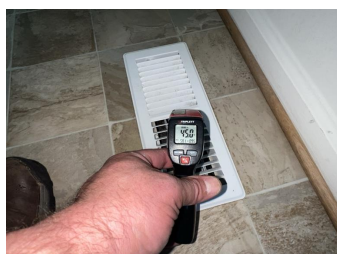
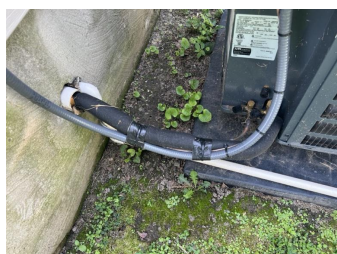
HVAC/HEATING SYSTEM 1



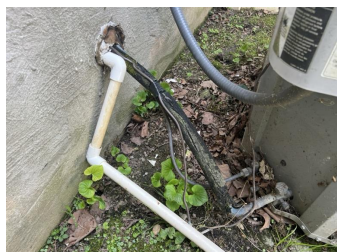
HVAC/HEATING SYSTEM 2



HVAC/COOLING SYSTEM 1



HVAC/COOLING SYSTEM 2



R HVAC/COOLING SYSTEM 2



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

R HVAC/COOLING SYSTEM 2



ISSUE	The condensate discharge line is blocked or clogged.
LOCATION	Attic
IMPLICATION	Blocks in the line may cause leaks.
RECOMMENDATION	Clean the discharge line.
RESOURCE	Experienced professional
COST TO REMEDY	\$200 to \$300

R HVAC/COOLING SYSTEM 2



ISSUE	The suction line insulation is damaged.
LOCATION	Left Side Exterior
IMPLICATION	Reduces system efficiency.
RECOMMENDATION	Install an exterior-grade pipe insulation on the suction line.
RESOURCE	Experienced professional
COST TO REMEDY	\$50 to \$100

Y HVAC/COOLING SYSTEM 2



ISSUE	The compressor coils are dirty.
LOCATION	Left Side Exterior
IMPLICATION	Reduces system efficiency and life expectancy.
RECOMMENDATION	Clean the coils.
RESOURCE	Experienced professional

R HVAC/COOLING SYSTEM 2



ISSUE	The condensate pan isn't draining properly and is retaining water.
LOCATION	Attic
IMPLICATION	Promotes corrosion and creates conditions conducive to mold formation.
RECOMMENDATION	Engage an HVAC contractor to make repairs, as required.
RESOURCE	HVAC contractor
COST TO REMEDY	\$150 to \$250

R HVAC/DISTRIBUTION



ISSUE	The return duct is saturated and sitting in water.
LOCATION	Left side of the Crawl Space
IMPLICATION	The ducting is damaged and non usable.
RECOMMENDATION	Engage a HVAC contractor to replace the damaged duct as required.
RESOURCE	HVAC contractor
COST TO REMEDY	\$350 to \$450

 HVAC/DISTRIBUTION



ISSUE	The air filter is dirty.
LOCATION	Hallway
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

WATER SERVICE LINE: Crawl Space, PEX, Public Water

SUPPLY PIPES: Copper, PEX

DRAIN, WASTE, VENTS: PVC, Public Sewer

WATER HEATER: Attached Garage, Conventional Tank, Electric, 50 gallons, STATE, 15 years old

INFORMATION

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

PLUMBING

R PLUMBING/DRAIN, WASTE, VENTS



ISSUE	The top of the drain is open, the air admittance valve is missing.
LOCATION	Kitchen
IMPLICATION	This will allow sewage gasses to enter the house.
RECOMMENDATION	Engage a plumbing contractor to install an AAV as required.
RESOURCE	Plumbing contractor
COST TO REMEDY	\$200 to \$250

INTERIOR

TYPE/MATERIAL

FLOORS: Carpeting, Laminate

WALLS: Drywall

CEILINGS: Drywall

STAIRS/STEPS: Conventional

WINDOWS: Vinyl, Single Hung

FUEL-BURNING APPLIANCE: Propane

INFORMATION

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

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

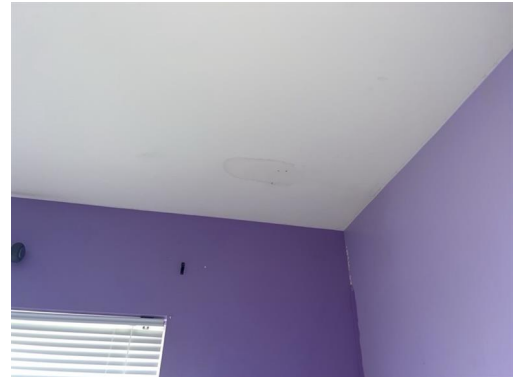
LIMITATIONS

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

INTERIOR 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

● INTERIOR/INTERIOR CEILINGS



ISSUE	The ceiling is water-stained or damaged; testing with a moisture meter confirms no/low moisture content.
LOCATION	Front Left Bedroom
IMPLICATION	No active water penetration.
RECOMMENDATION	Engage a contractor to evaluate and to make repairs, as required.
RESOURCE	Drywall contractor

● INTERIOR/WINDOWS



ISSUE	Previous repairs to the window sill noted.
LOCATION	Multiple Locations: right front window in the primary bedroom.
IMPLICATION	No determination of the quality of workmanship.
RECOMMENDATION	Monitor and maintain as required.
RESOURCE	Windows contractor

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

APPLIANCES

TYPE/MATERIAL

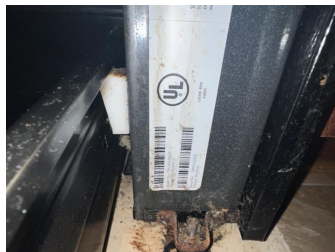
RANGE/OVEN: Free-Standing, Electric

MICROWAVE: Built-In

DISHWASHER: Built-In

APPLIANCES

APPLIANCES/RANGE/OVEN



APPLIANCES/MICROWAVE



APPLIANCES/GARBAGE DISPOSER



APPLIANCES/DISHWASHER



R APPLIANCES/DISHWASHER



ISSUE	The dishwasher is missing an anti-siphon 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/APPLIANCE VENTILATION



APPLIANCES/DRYER 1 VENTILATION



A white icon of a leaf inside a circle, with a small circle to its right.

ENVIRONMENTAL

ENVIRONMENTAL

R

ENVIRONMENTAL/ENVIRONMENTAL OTHER



ISSUE	There wasps nesting on the house.
LOCATION	Front Center Soffit
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	\$100 to \$200