

HouseProbe Inspections LLC

HouseProbe Inspections

Richmond - Petersburg - Central Virginia



804-731-9061



18 Marshall Street , Petersburg , VA 23803
Inspection prepared for: Linwood James & Kimberly James
Date of Inspection: 6/12/2021 Time: 4:30
Age of Home: 166 Size: 2675
Weather: Overcast

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INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Inspection Details

1. Attendance

In Attendance: *Client present • Buyer Agent present • Seller present*

2. Home Type

Home Type: *Single Family Home*

3. Occupancy

Occupancy: *Occupied - Furnished • Moderate to heavy personal and household items observed. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.*

Grounds

1. Stairs & Handrail

Observations:

• One or more guardrails are loose and/or wobbly in some areas. This is a safety hazard. Recommend having a qualified contractor make repairs as necessary, such as installing new fasteners or additional fasteners and/or installing additional railing components as necessary so they're securely attached.

150.00 - 200.00

• There are loose bricks and mortar deterioration at the rear porch post. Recommend repair by a licensed contractor.

150.00 - 250.00



2. Driveway and Walkway Condition

Materials: *Concrete driveway noted. • Concrete sidewalk noted.*

Observations:

• **There is a trip hazard at the rear walkway. Recommend repair by a licensed contractor.**

150.00 - 250.00



3. Grounds Electrical

Observations:

• **There is loose conduit at the electrical outside the home. Recommend repair by a licensed electrical contractor.**

75.00 - 100.00



4. Exterior Faucet Condition

Observations:

- **Appears functional**

5. Fence Condition

Materials: Wood

Observations:

- **Appeared serviceable at time of inspection.**

6. Gate Condition

Materials: Wood

Observations:

- **Gate is sagging.**
- 50.00 - 75.00**



7. Grading

Observations:

• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

8. Main Gas Valve Condition

Materials: *Main gas shut off located at outside meter.*

Observations:

• Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

9. Patio and Porch Condition

Materials: *Rolled roofing noted.*

Observations:

• **It appears the front porch roof has pulled away from the house a good 4 to 5 inches and approximately 1 to 2 inches on the right side of the front porch roof. Recommend repair by a licensed contractor.
1,500.00 - 2,500.00**



10. Plumbing

Observations:

• **Sewer line—Due to the age of this home I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera sewer rodding machine can inspect.**

11. Retaining Wall

Observations:

- **There are loose brick post at the retaining wall. This is a possible safety hazard. Recommend securing blocks as needed. 200.00 - 300.00**



12. Shed

Observations:

- **The shed is in serviceable condition. Some wood flooring, brick wall deterioration and wood destroying insects noted. Sheds are typically sold as is.**





13. Vegetation Observations

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.



Exterior Areas

1. Deck

Observations:

- Recommend cleaning deck and treating with a waterproof sealant claiming to waterproof, block ultraviolet light, and stop mildew. [u]Consumer Reports[/u] recommends these products:

[*]Cabot Decking Stain and PTW Stain

[*]Olympic Water Repellent Deck Stain

[*]Thompson's House and Deck Stain

[*]Wolman PTW Deck Stain

[*]Akzo Sikkens Cetol DEK

[*]Benjamin Moore Moorwood Clear Wood Finish

[*]DAP Woodlife Premium

[*]Olympic Natural Look Protector Plus

2. Doors

Observations:

- The rear storm door sticks in the frame. Recommend repair by a licensed contractor.
75.00 - 100.00



3. Down Spouts

Observations:

• One or more downspouts have no extensions, or have extensions that are ineffective. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. Recommend making repairs as necessary such as repairing or installing splash blocks or tie-ins to underground drain lines so rain water is carried at least several feet away from the structure to soil that slopes down and away from the structure.



4. Electrical

Observations:

• The rear ceiling fan wobbles and one blade is low and hits the screen door when opened. Recommend repair by a licensed contractor.
150.00 - 250.00



5. Exterior Paint

Observations:

- Suggest sealing/caulking as part of routine maintenance to prevent deterioration.
- Approximately 3/4 of the homes built before 1978 (about 64 million homes) contain some lead-based paint. For more information, refer to the following EPA Fact Sheet:
<http://www.hud.gov/offices/lead/library/enforcement/fs-discl.pdf>
- There is paint and caulking deterioration at the soffit and trim. Recommend repair by licensed painting contractor.
1,000.00 - 2,000.00





6. Siding Condition

Materials: *Brick double-wythe,*

The exterior walls of the home were double-wythe brick. Double-wythe brick construction includes inner and outer brick walls which may be fastened to each other by a variety of methods.

Observations:

- **Caulk and seal all gaps, cracks and openings.**
- **There is mortar deterioration, large gaps and deterioration at the exterior siding of the home. Recommend repair by a licensed contractor.**
1,500.00 - 2,500.00





7. Window Condition

Observations:

- **Single pane windows noted.**

8. Wood Trim

Observations:

- **There is wood trim deterioration at the soffit and trim. Recommend repair by a licensed contractor. 1,000.00 - 2,000.00**



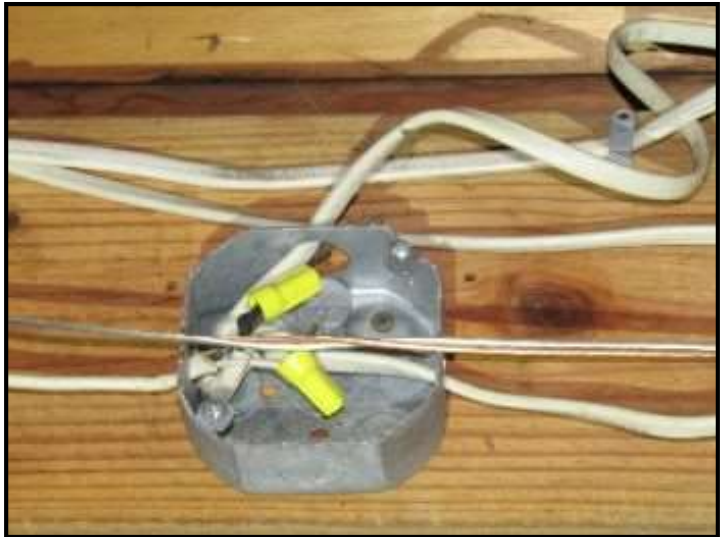


Detached Garage

1. Electrical

Observations:

- **No GFCI protection in the detached garage. Recommend upgrading.**
- **Exposed electrical wiring not contained in covered junction boxes. This is a safety hazard. Recommend repair by a licensed electrical contractor.**
200.00 - 300.00



2. Foundation

Observations:

• Major cracks (more than 3/4" wide) were found in the foundation. The client is strongly advised to have a qualified geotechnical and/or qualified structural engineer evaluate this property to determine the likelihood of future settlement and/or soil movement, and to determine the integrity of the structure. Significant repairs may be necessary.

Foundation cracks should also be sealed to prevent water infiltration.

Numerous products exist to seal such cracks including:

[*]Hydraulic cement. Requires chiseling a channel in the crack to apply. See <http://www.quickrete.com/catalog/HydraulicWater-StopCement.html> for an example.

[*]Resilient caulks (easy to apply). See

<http://www.quickrete.com/catalog/GrayConcreteRepair.html> for an example.

[*]Epoxy sealants (both a waterproof and structural repair). See <http://www.mountaingrout.com/> for examples of these products.

2,000.00 - 4,000.00



3. Roof

Observations:

• The roof appears to be in serviceable condition with normal wear and granule loss.

• Moss is growing on the roof. This is a conducive condition for wood destroying insects and organisms which can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit

<http://bryophytes.science.oregonstate.edu/page24.htm>

250.00 - 350.00



4. Structure

Observations:

- There is ceiling joist that are damaged from wood destroying insects. Recommend repair by a licensed contractor. 1,000.00 - 1,500.00



5. Wood Destroying Insects

Observations:

- Evidence of wood destroying insects noted. Recommend evaluation by a licensed pest control contractor.



Roof

1. Chimney

Observations:

- The chimneys appear to have been abandoned and covered.

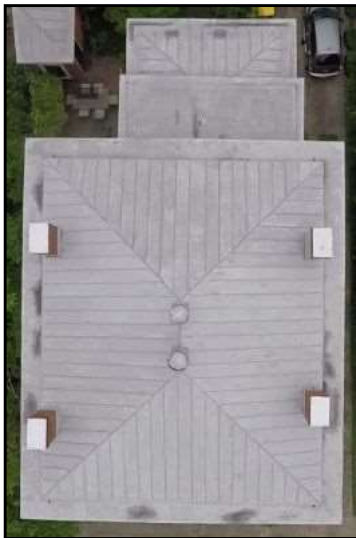
2. Roof Condition

Materials: Metal standing seam roofing noted.

Observations:

- The roof structure appears to be in serviceable condition with normal wear. However, the paint and sealing is deteriorated and the roof flashing is pulling away at the porch roof. This a metal roof and it will require maintenance of spot painting and sealing.
2,000.00 - 3,000.00





3. Gutter

Observations:

- **No defects noted.**

4. Plumbing Vent Boots

Observations:

- **No defects**

Attic

1. Access

Observations:

- **Scuttle Hole located in: hall.**
- **IMPROVE:** The attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access hatch cover with a batt of fiberglass insulation to reduce energy expenses.

2. Attic Plumbing

Observations:

- Galvanized or cast iron plumbing vents

3. Electrical

Observations:

- **Live knob and tube wiring present(K&T). This is an obsolete system and a safety and fire hazard. Due to insulation covering wires and any modifications to the wiring. There is no ground wire and cannot service three-pronged appliances. Some home insurance companies will not insure homes with K&T. Recommend evaluation of K&T and ensure to be in serviceable condition. 1,250.00 - 1,350.00 or Quote**



4. Insulation Condition

Materials: *Blown in cellulose insulation noted.*

Depth: Insulation averages about 10-12 inches in depth



5. Moisture Intrusion

Observations:

- There is evidence of past moisture intrusion in the attic. The areas were dry at the time of the inspection.



6. Structure

Observations:

- No Defects



7. Ventilation

Observations:

- **Fixed, roof-field exhaust vent noted.**

Foundation

1. Foundation Walls

Observations:

- **There are holes in the foundation large enough for rodent intrusion. Recommend filling or closing any holes with mortar or grout.**
 - **Cracks / Holes present in: foundation / floor / ext. wall. Recommend filling repair and sealing them to prevent water infiltration.**
- 1,000.00 - 2,000.00**



2. Post and Girders

Observations:

- Brick piers
- Beam Material: Wood

Basement/Crawlspace

1. Access

Materials: *Exterior stairway noted.*

Observations:

- The crawlspace access is limited due to plumbing lines, HVAC duct work and beam height.



2. Piers

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

3. Electrical Wiring

Observations:

- One or more sections of loose, unterminated, non-metallic sheathed (Romex) wiring were found. Recommend having a qualified, licensed electrician evaluate and repair as necessary. This may require cutting the wire to length and terminating the wire with wire nuts in a securely anchored and covered junction box.

100.00 - 150.00



4. Insulation

Observations:

- No insulation under floor in crawl space. Recommend installing R19 or better (6" thick fiberglass batt) insulation below floor for energy efficiency.



5. Moisture Barrier

Observations:

- The vapor barrier is missing in some areas of the crawlspace. Recommend installing 6 mil polyethylene with seams overlapped at least 24" so no soil is exposed in the crawlspace.



6. Moisture Intrusion

Observations:

- There is evidence of moisture intrusion through the crawlspace walls. Re-grading at the exterior to turn water away from the home may help this issue. If moisture continues to come through the foundation walls, recommend evaluation and repair by a licensed moisture control contractor.

7. Plumbing Materials

Materials: **WASTE • Appears Functional. • **SUPPLY** • Appears Functional**

Observations:

- Cast Iron
- Galvanized and Copper
- **PVC**
- Cast iron and galvanized drain lines have a life expectancy of 50 to 70 years. Recommend budgeting for replacement in the future.

8. Rodents

Observations:

- Evidence of "light to moderate" rodent infestation was found in one or more areas. The Center for Disease Control (CDC) defines this as less than 20 feces per square foot. Rodent infestation may be a safety hazard due to the risk of contracting

[url="http://www.cdc.gov/ncidod/diseases/hanta/hps/noframes/FAQ.htm"]Hantavirus Pulmonary Syndrome (HPS)[/url]. HPS is a rare (only 20-50 cases per year in the United states) but deadly (40% mortality rate) disease transmitted by infected rodents through urine, droppings, or saliva. Humans can contract the disease when they breathe in aerosolized virus. For example, from sweeping up rodent droppings.

Recommend following guidelines in the CDC's

[url="http://www.cdc.gov/ncidod/diseases/hanta/hps_stc/stc_spot.htm"]Clean Up, Trap Up, Seal Up[/url] article for eradicating rodents, cleaning up their waste and nesting materials, and preventing future infestations. While Hanta virus is believed to survive less than one week in droppings and urine, specific precautions should be taken during clean up. The clients may wish to consult with a qualified, licensed pest control operator for eliminating the infestation. A qualified licensed abatement contractor or industrial hygienist could be contacted for clean up. If the infestation was minimal, clean up of rodent waste and nesting materials in non-living spaces (crawl spaces and attics) may not be necessary, or may be performed for aesthetic reasons only (odor and appearance).



9. Stairs

Observations:

- **There is no handrail at the basement exterior stairs. This is a safety hazard. Recommend repair by a licensed contractor.**
100.00 - 150.00



10. Framing

Observations:

- ****JOISTS****
- **Appears Functional.**

11. Walls

Materials: *Combination Basement and Crawl space*

12. Wood scraps

Observations:

- **Cellulose-based debris such as wood scraps, form wood, cardboard and/or paper were found in crawl space. Recommend removing all cellulose-based debris to avoid attracting wood destroying insects.**
- **Wood scraps noted in the crawl space. This can draw wood destroying insects. Recommend removing any wood scraps or cellulose based materials.**

13. Wood destroying Insects

Observations:

- **Evidence of wood destroying insects. Recommend evaluation, treatment and repair by a licensed pest control contractor.**



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. AC Compress Condition

Compressor Type: *Electric*

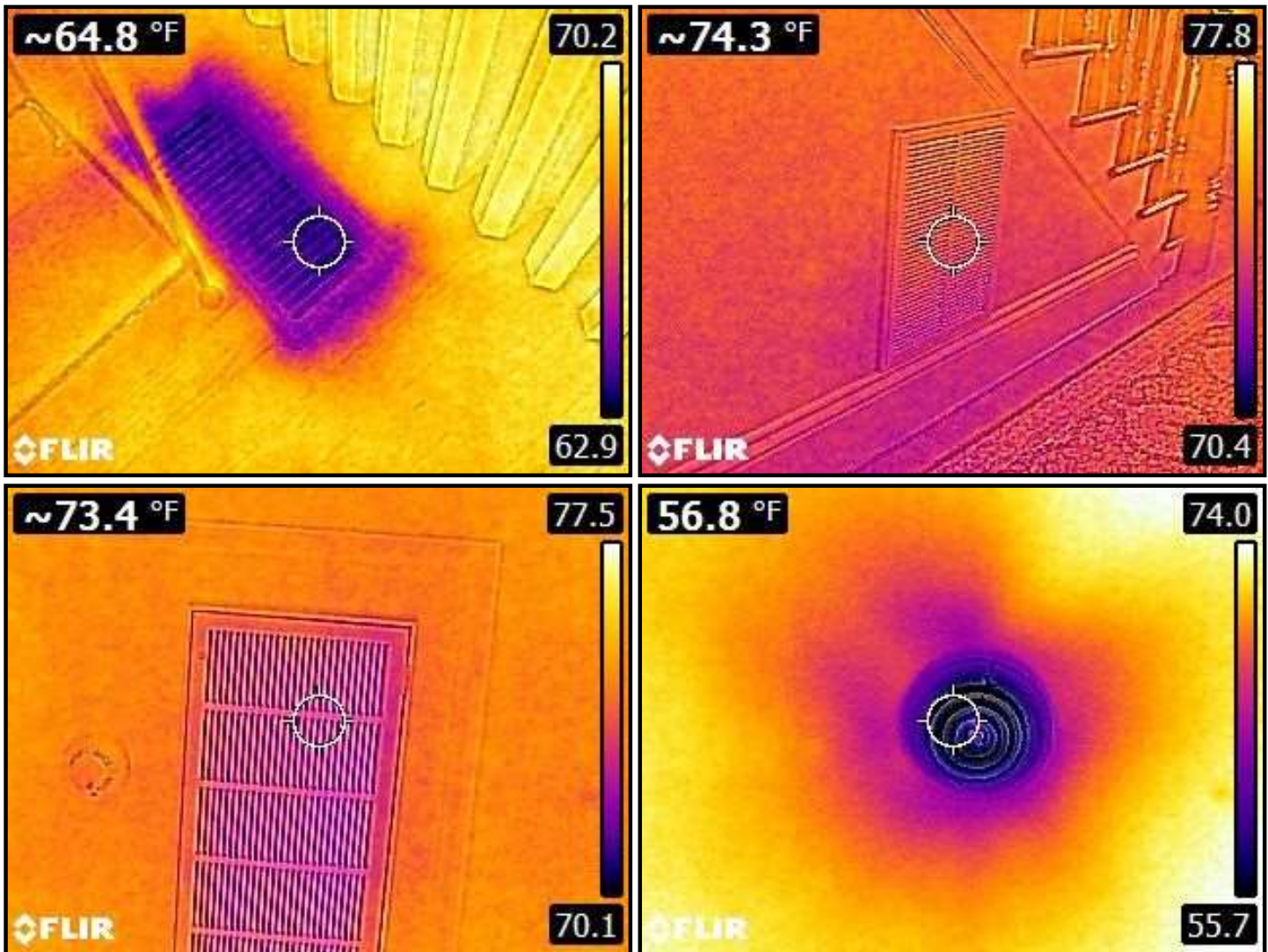
Location: The compressor is located on the exterior grounds.

Observations:

- The second floor of the home is equipped with a Trane central **A/C** unit that operated properly at the time of the inspection.
- The typical temperature differential split between supply and return air in an air conditioner of this type is 16 - 20 degrees F. This system responded and achieved an acceptable differential temperature of 17 degrees F.
- **The first floor of the home is equipped with an American Standard central A/C unit that did not operate properly at the time of the inspection. The typical temperature differential split between supply and return air in an air conditioner of this type is 16 - 20 degrees F. This system responded with a differential temperature of 10 degrees F. Recommend repair or replace by a licensed HVAC contractor.**

Repair 400.00 - 600.00

Replace 4,000.00 - 6,000.00



2. Air Supply

Observations:

• Significant amounts of debris, dirt and/or dust are visible in one or more sections of supply and/or return air ducts. This can be a health hazard, especially for those with allergies or respiratory problems. The Environmental Protection Association (EPA) recommends considering having ducts professionally cleaned when "Ducts are clogged with excessive amounts of dust and debris and/or particles are actually released into the home from your supply registers". At a minimum, the visible debris should be thoroughly cleaned. The client may wish to have a qualified service provider professionally clean the ducts. For more information on duct cleaning in relation to indoor air quality, visit: <http://www.epa.gov/iaq/pubs/airduct.html>
350.00 - 550.00



3. Filters

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

4. Gas Leaks

Observations:

- **No gas leaks found**

5. Gas Valves

Observations:

- **Gas shut off valves were present and functional.**

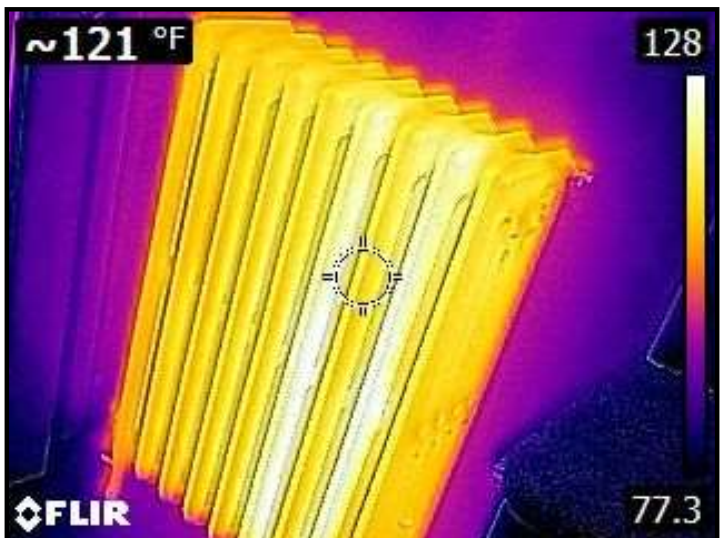
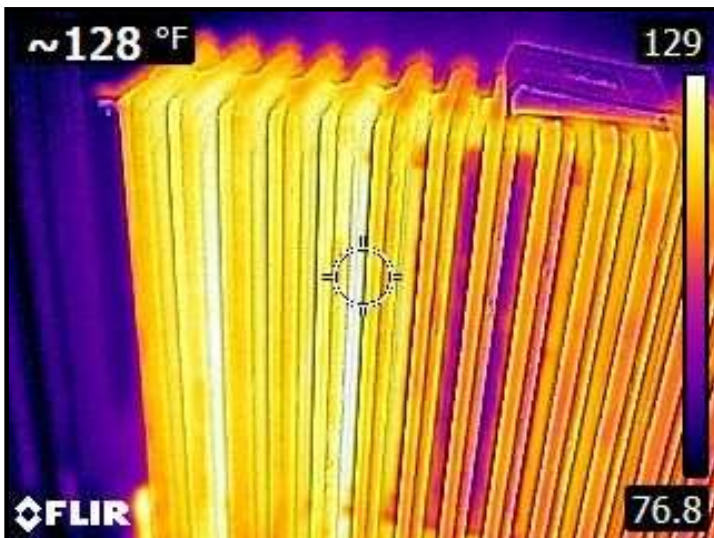
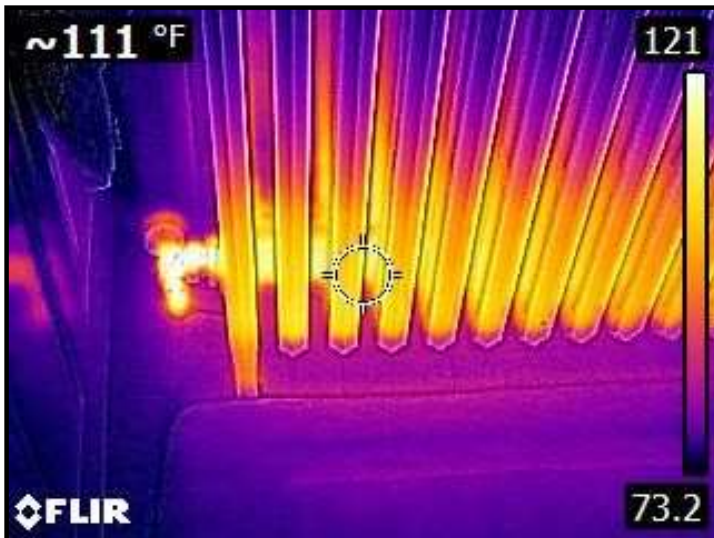
6. Heater Condition

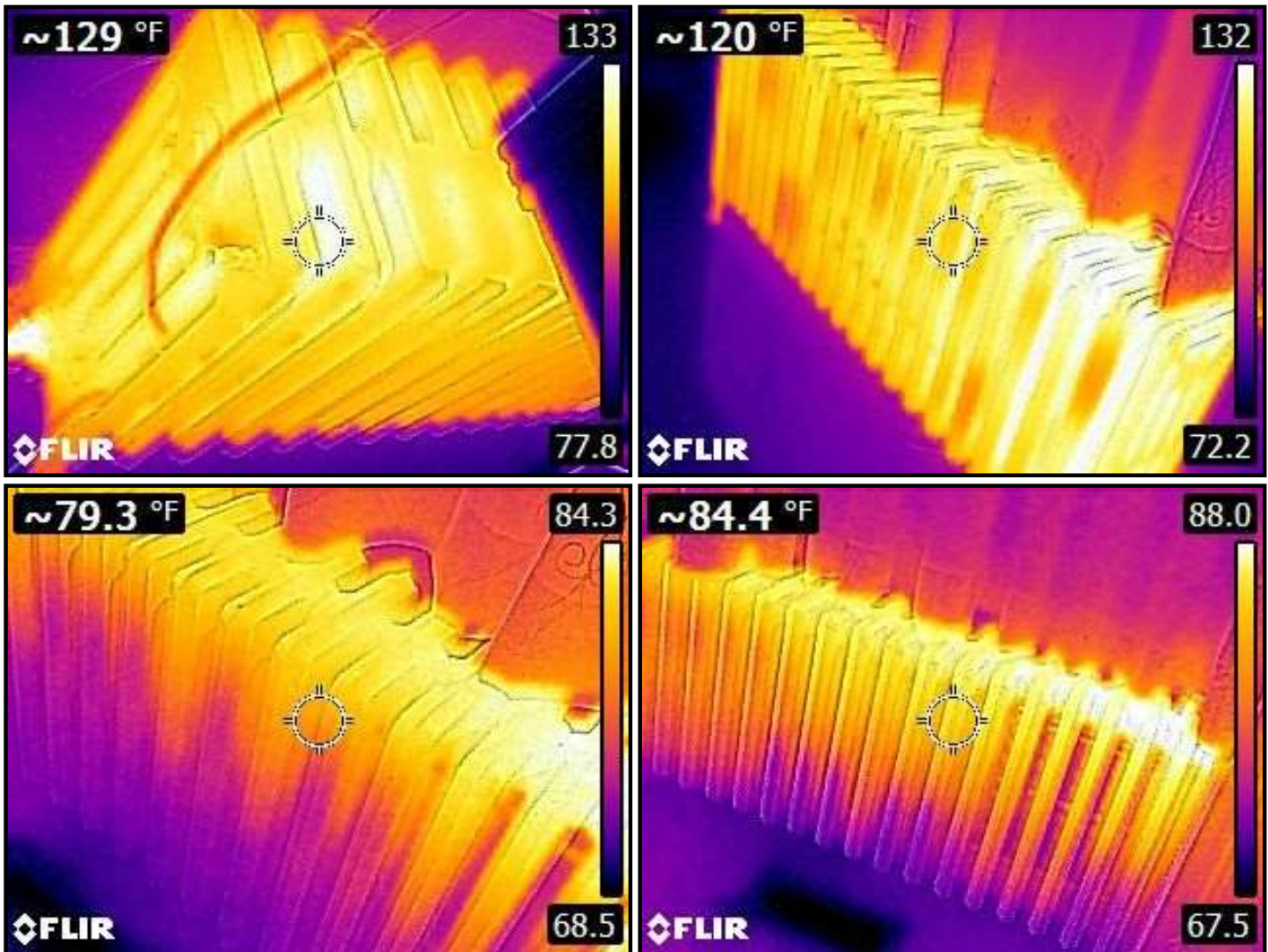
Materials: *Location: basement*

Materials: Natural gas furnace

Observations:

- **The home is equipped with a central gas furnace that operated properly at the time of the inspection.**





7. Heater Base

Observations:

- The heater base appears to be functional.

8. HVAC Condition

Observations:

- There is excess rust at the bottom of the air handler in the basement and condensation leaking into the basement floor area. Recommend repair by a licensed HVAC contractor.
300.00 - 400.00

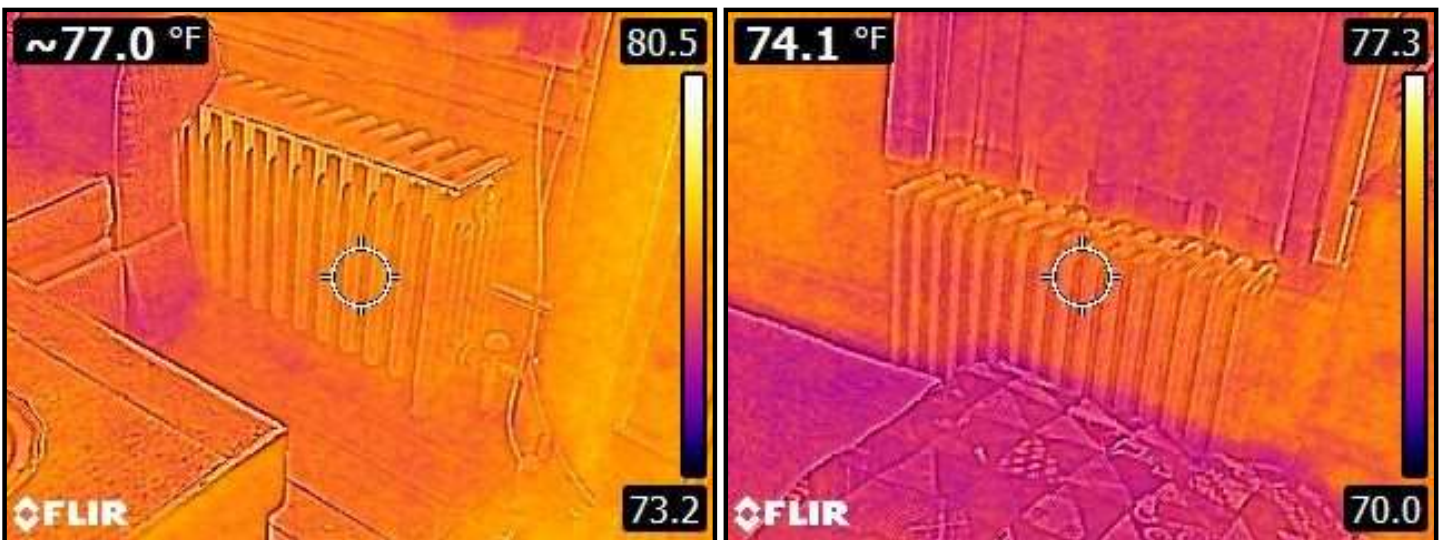


9. Refrigerant Lines

Observations:

- No defects found.

10. Registers



11. Thermostats

Observations:

- Digital - programmable type.
- Analog, non-programmable type.
- Thermostats are not checked for calibration or timed functions.

12. Venting

Observations:

- ****VENTING MATERIALS****
- Metal single wall chimney vent pipe noted.

Electrical

1. Electrical Panel

Location: *Main Location: Exterior*

Location: Located in the kitchen

Observations:

- **Recommend maintaining 30" of clear space in front of the electrical panel.**
- **Inadequate clearance exists to the kitchen subpanel. The sub panel is inside a kitchen cabinet and the cover cannot be removed due to the cabinet**
Recommend having a qualified, licensed electrician make modifications as necessary so:

[*] **An area 3" wide by 3' deep exists in front of the panel**

[*] **The panel is at least 5 1/2 feet above the floor**

[*] **There's at least 6'3" of headroom**

[*] **The wall below the panel is clear to the floor**

250.00 - 350.00

- **Corrosion at the wire ends in panel box. Recommend repair by a licensed electrician.**

200.00 - 300.00



2. Breakers

Observations:

- **Burned or scorched wiring observed, recommend review by a licensed electrician.
200.00 - 300.00**



3. Cable Feeds

Observations:

- **There is an overhead service drop noted.**

4. Main Amp Breaker

Observations:

- **100 amp**
- **200 amp**

5. Main Ground

Observations:

- **No defects found.**

Water Heater

1. Combustion

Observations:

- **The combustion chamber appears to in functional condition.**

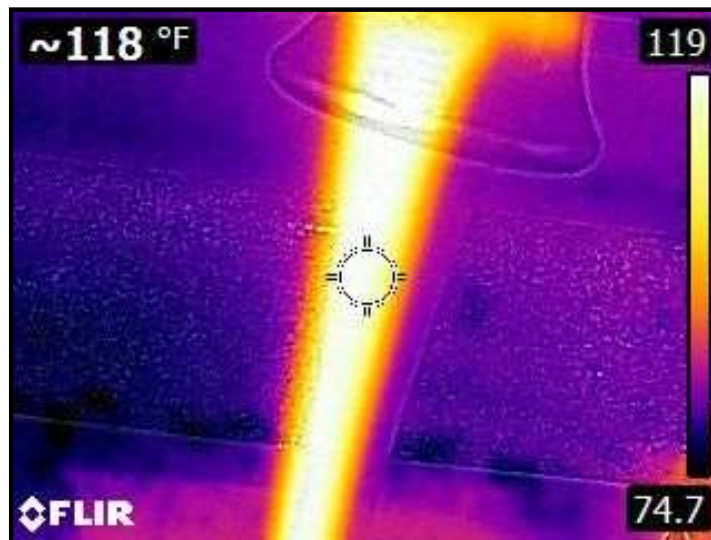
2. Water Heater Condition

Heater Type: **Gas**

Location: The heater is located in the basement.

Observations:

- **The home is equipped with a gas water heater that operated properly at the time of the inspection.**



3. Heater Enclosure

Observations:

- The water heater enclosure is functional.

4. Gas Valve

Observations:

- Appears functional.

5. Overflow Condition

Materials: *Copper*

Observations:

- Appears to be in satisfactory condition -- no concerns.

6. Plumbing

Materials: *Copper*

Observations:

- There is rust or corrosion at the water heater plumbing. Recommend repair by a licensed plumbing contractor.
200.00 - 300.00



7. TPRV

Observations:

- **Appears to be in satisfactory condition -- no concerns.**

8. Venting

Observations:

- **Minimum water heater single-wall vent pipe clearance from combustible material is 6".**

9. Number Of Gallons

Observations:

- **40 gallons**

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Ceiling Condition

Materials: *There is plaster ceilings noted.*

2. Ceiling Fans

Observations:

- **Operated normally when tested, at time of inspection.**

3. Closets

Observations:

- **The closets are in serviceable condition.**

4. Floor Condition

Flooring Types: *Hardwood flooring is noted.*

5. Smoke Detectors

Observations:

- **An insufficient number of smoke detectors are installed. Recommend installing additional smoke detectors as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom. For more information on smoke detectors visit <http://www.cpsc.gov/cpsc/pub/pubs/5077.html>**

6. Wall Condition

Materials: *Plaster walls noted.*

7. Window Condition

Materials: *Wood framed single hung window noted.*

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Exhaust Fan

Observations:

- **The bath fan was operated and no issues were found.**

2. Cabinets

Observations:

- **Appeared functional and in satisfactory condition, at time of inspection.**

3. Ceiling Condition

Materials: *There are plaster ceilings noted.*

4. Counters

Observations:

- **Plastic laminate tops noted.**

5. GFCI

Observations:

- **No GFCI protection present, suggest installing GFCI protected receptacles for safety.**

6. Floor Condition

Materials: *Ceramic tile is noted.*

Observations:

- **Damaged grout observed and cracked tiles, suggest regrouting and repair as necessary.
200.00 - 300.00**



7. Plumbing

Observations:

- **Flex drain observed, these are subject to frequent clogging.**

150.00 - 200.00



8. Showers

Observations:

- **Functional**

9. Shower Walls

Observations:

- **Plastic tub/shower surround noted.**

10. Sinks

Observations:

- **No deficiencies observed.**

11. Toilets

Observations:

- **The first floor half bath toilet float needs adjustment. Recommend repair by a licensed contractor.
150.00 - 200.00**



12. Window Condition

Materials: *Wood framed single hung window noted.*

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling Condition

Materials: *There are plaster ceilings noted.*

Observations:

- **Small stains noted on the ceiling. They tested dry at the time of the inspection.**
- **There were signs of paint blistering or peeling on the ceiling. Recommend repair by a licensed contractor.
100.00 - 200.00**



2. Ceiling Fans

Observations:

- **The ceiling fan did not operate when tested.**
50.00 - 75.00



3. Closets

Observations:

- **The closets are in serviceable condition.**

4. Cosmetic

Observations:

- **There are cosmetic drywall cracks and imperfections noted.**



5. Doors

Observations:

- **Some doors do not latch properly or stick in the frame when closed.**
Recommend repair by a licensed contractor.
200.00 - 300.00



6. Electrical

Observations:

• 2-prong outlets -

The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

• **Cover plate(s) are missing from one or more electric receptacle boxes and knobs from light switches. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard and poses a risk of both fire and shock. Recommend installing cover plates over receptacle boxes where missing.**

100.00 - 200.00

• **One or more open ground, 3-pronged receptacles were found. This is a safety hazard and poses a risk of electric shock. Recommend that a qualified, licensed electrician evaluate and make repairs as necessary. For example, replacing receptacles or correcting wiring circuits.**

Grounded receptacles began being required in residential structures during the 1960s. Based on the age of this structure and the presence of 2-pronged receptacles in some areas of this structure, an acceptable repair may be to simply replace the ungrounded 3-pronged receptacles with 2-pronged receptacles. However the following appliances require grounded receptacles:

- [*]Computer hardware
- [*]Refrigerators
- [*]Freezers
- [*]Air conditioners
- [*]Clothes washers
- [*]Clothes dryers
- [*]Dishwashers
- [*]Kitchen food waste disposers
- [*]Information technology equipment
- [*]Sump pumps
- [*]Electrical aquarium equipment
- [*]Hand-held motor-operated tools
- [*]Stationary and fixed motor-operated tools
- [*]Light industrial motor-operated tools
- [*]Hedge clippers
- [*]Lawn mowers

This list is not exhaustive. Grounded circuits and receptacles should be installed in locations where such appliances will be used.

1,000.00 - 2,000.00 or Quote



7. Fireplace

Materials: *Living Room • Family Room • Dining Room • Bedroom*

Materials: Masonry fireplace noted. • Free standing style gas stove noted.

Observations:

• **Level II inspection**—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).

• **There was a strong gas smell at the second floor bedroom gas logs. Recommend repair by licensed contractor. 300.00 - 400.00**



8. Floor Condition

Observations:

• Walking on some sections of the floor results in squeaking or creaking noises. This is usually the result of substandard construction practices where the subfloor decking isn't adequately fastened (insufficient glue) to the framing below. In most cases, this is an annoyance only rather than a structural problem. Various solutions such as [[url="http://www.oberry-enterprises.com"](http://www.oberry-enterprises.com)]Squeeeeeek No More and Counter Snap fasteners[/[url](http://www.oberry-enterprises.com)] exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on there being finished hardwood floors, carpeting over the subfloor, and/or clear access to the underside of the subfloor. Recommend having a qualified contractor evaluate and repair as necessary.



9. Interior Paint

Observations:

- There is cosmetic drywall and paint imperfections noted.
- Approximately 3/4 of the homes built before 1978 (about 64 million homes) contain some lead-based paint. For more information, refer to the following EPA Fact Sheet:

<http://www.hud.gov/offices/lead/library/enforcement/fs-discl.pdf>



10. Moisture Intrusion

Observations:

- There is evidence of moisture in the stairway wall window. Recommend repair by a licensed contractor.
100.00 - 200.00



11. Smoke Detectors

Observations:

- **One or more smoke detectors is damaged or missing, and an insufficient number of smoke detectors are installed. Recommend replacing inoperable smoke detectors as necessary, and installing additional smoke detectors as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom. For more information on smoke detectors visit <http://www.cpsc.gov/cpsc/pub/pubs/5077.html> 50.00 - 75.00**



12. Stairs & Handrail

Observations:

- **No Defects**

13. Wall Condition

Materials: Drywall walls noted. • Plaster walls noted.

14. Window Condition

Materials: *Wood framed single hung window noted.*

Observations:

- **There is a broken window noted. Recommend repair by a licensed contractor. 250.00 - 350.00**
- **Some interior windows are painted shut. This is a safety hazard in event of fire. Recommend repair by a licensed contractor. 400.00 - 500.00**

- **Broken sash wire/cord observed on window frame. This is a "Safety Concern". Sash wire/cord holds window in open position. Suggest repairs/replacement as needed to ensure safety. 100.00 - 200.00**





Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:

- **Appeared functional at time of inspection.**

2. Ceiling Condition

Materials: *There are drywall ceilings noted.*

3. Cook top condition

Observations:

- **Gas cook top noted.**



4. Counters

Observations:

- **Plastic laminate tops noted.**

5. Dishwasher

Observations:

- **Operated when tested.**

6. Garbage Disposal

Observations:

- **The unit makes irregular noise. This may be a foreign object stuck in the disposal. Recommend repair by a licensed plumbing contractor.**

100.00 - 150.00



7. GFCI

Observations:

- **No GFCI protection present, suggest installing GFCI protected receptacles for safety.**



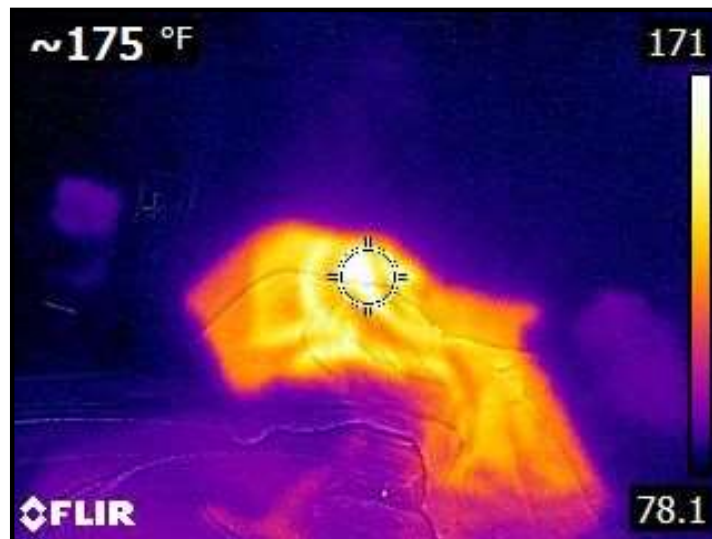
8. Floor Condition

Materials: Ceramic tile is noted.

9. Microwave

Observations:

- **Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.**



10. Oven & Range

Observations:

- All heating elements operated when tested.
- Oven: gas burners



11. Plumbing

Observations:

- Flex drain observed, these are subject to frequent clogging.
150.00 - 250.00



12. Sinks

Observations:

- **No deficiencies observed.**

13. Spray Wand

Observations:

- **The spray wand was operated and was functional.**

14. Soap Dispenser

Observations:

- **The soap dispenser was functional.**

15. Vent Condition

Materials: *Recirculating***Observations:**

- **The vent fan operated properly at the time of the inspection.**

16. Wall Condition

Materials: *Drywall walls noted.*

17. Window Condition

Materials: *Wood framed single hung window noted.*

Laundry

1. Appliances

Observations:

- **The washer and dryer operated properly at the time of the inspection.**



2. Catch Pan

Observations:

- **Recommend installing a catch pan under the washing machine.**

3. Ceiling Condition

Materials: *There are plaster ceilings noted.*

4. GFCI

Observations:

- **GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.**

5. Exhaust Fan

Observations:

- **None present.**

6. Floor Condition

Materials: *Ceramic tile is noted.*

Observations:

- **There is floor damage noted in the laundry closet. Recommend repair.
250.00 - 350.00**



7. Plumbing

Observations:

- **Recommend installing steel braided water supply houses at the washing machine .**

8. Wall Condition

Materials: *Plaster walls noted.*

9. Window Condition

Materials: *Wood framed single hung window noted.*

Photos



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 1 Item: 1	Stairs & Handrail	<ul style="list-style-type: none"> • One or more guardrails are loose and/or wobbly in some areas. This is a safety hazard. Recommend having a qualified contractor make repairs as necessary, such as installing new fasteners or additional fasteners and/or installing additional railing components as necessary so they're securely attached. 150.00 - 200.00 • There are loose bricks and mortar deterioration at the rear porch post. Recommend repair by a licensed contractor. 150.00 - 250.00
Page 2 Item: 2	Driveway and Walkway Condition	<ul style="list-style-type: none"> • There is a trip hazard at the rear walkway. Recommend repair by a licensed contractor. 150.00 - 250.00
Page 2 Item: 3	Grounds Electrical	<ul style="list-style-type: none"> • There is loose conduit at the electrical outside the home. Recommend repair by a licensed electrical contractor. 75.00 - 100.00
Page 3 Item: 6	Gate Condition	<ul style="list-style-type: none"> • Gate is sagging. 50.00 - 75.00
Page 4 Item: 9	Patio and Porch Condition	<ul style="list-style-type: none"> • It appears the front porch roof has pulled away from the house a good 4 to 5 inches and approximately 1 to 2 inches on the right side of the front porch roof. Recommend repair by a licensed contractor. 1,500.00 - 2,500.00
Page 5 Item: 11	Retaining Wall	<ul style="list-style-type: none"> • There are loose brick post at the retaining wall. This is a possible safety hazard. Recommend securing blocks as needed. 200.00 - 300.00
Exterior Areas		
Page 7 Item: 2	Doors	<ul style="list-style-type: none"> • The rear storm door sticks in the frame. Recommend repair by a licensed contractor. 75.00 - 100.00

Page 8 Item: 4	Electrical	<ul style="list-style-type: none"> • The rear ceiling fan wobbles and one blade is low and hits the screen door when opened. Recommend repair by a licensed contractor. 150.00 - 250.00
Page 9 Item: 5	Exterior Paint	<ul style="list-style-type: none"> • There is paint and caulking deterioration at the soffit and trim. Recommend repair by licensed painting contractor. 1,000.00 - 2,000.00
Page 10 Item: 6	Siding Condition	<ul style="list-style-type: none"> • There is mortar deterioration, large gaps and deterioration at the exterior siding of the home. Recommend repair by a licensed contractor. 1,500.00 - 2,500.00
Page 11 Item: 8	Wood Trim	<ul style="list-style-type: none"> • There is wood trim deterioration at the soffit and trim. Recommend repair by a licensed contractor. 1,000.00 - 2,000.00
Detached Garage		
Page 12 Item: 1	Electrical	<ul style="list-style-type: none"> • Exposed electrical wiring not contained in covered junction boxes. This is a safety hazard. Recommend repair by a licensed electrical contractor. 200.00 - 300.00
Page 13 Item: 2	Foundation	<ul style="list-style-type: none"> • Major cracks (more than 3/4" wide) were found in the foundation. The client is strongly advised to have a qualified geotechnical and/or qualified structural engineer evaluate this property to determine the likelihood of future settlement and/or soil movement, and to determine the integrity of the structure. Significant repairs may be necessary. <p>Foundation cracks should also be sealed to prevent water infiltration. Numerous products exist to seal such cracks including:</p> <ul style="list-style-type: none"> [*]Hydraulic cement. Requires chiseling a channel in the crack to apply. See http://www.quickrete.com/catalog/HydraulicWater-StopCement.html for an example. [*]Resilient caulks (easy to apply). See http://www.quickrete.com/catalog/GrayConcreteRepair.html for an example. [*]Epoxy sealants (both a waterproof and structural repair). See http://www.mountaingrout.com/ for examples of these products. <p>2,000.00 - 4,000.00</p>

Page 13 Item: 3	Roof	<ul style="list-style-type: none"> • Moss is growing on the roof. This is a conducive condition for wood destroying insects and organisms which can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit http://bryophytes.science.oregonstate.edu/page24.htm <p>250.00 - 350.00</p>
Page 14 Item: 4	Structure	<ul style="list-style-type: none"> • There is ceiling joist that are damaged from wood destroying insects. Recommend repair by a licensed contractor. <p>1,000.00 - 1,500.00</p>
Page 15 Item: 5	Wood Destroying Insects	<ul style="list-style-type: none"> • Evidence of wood destroying insects noted. Recommend evaluation by a licensed pest control contractor.
Roof		
Page 15 Item: 2	Roof Condition	<ul style="list-style-type: none"> • The roof structure appears to be in serviceable condition with normal wear. However, the paint and sealing is deteriorated and the roof flashing is pulling away at the porch roof. This a metal roof and it will require maintenance of spot painting and sealing. <p>2,000.00 - 3,000.00</p>
Attic		
Page 18 Item: 3	Electrical	<ul style="list-style-type: none"> • Live knob and tube wiring present(K&T). This is an obsolete system and a safety and fire hazard. Due to insulation covering wires and any modifications to the wiring. There is no ground wire and cannot service three-pronged appliances. Some home insurance companies will not insure homes with K&T. Recommend evaluation of K&T and ensure to be in serviceable condition. <p>1,250.00 - 1,350.00 or Quote</p>
Foundation		
Page 20 Item: 1	Foundation Walls	<ul style="list-style-type: none"> • Cracks / Holes present in: foundation / floor / ext. wall. Recommend filling repair and sealing them to prevent water infiltration. <p>1,000.00 - 2,000.00</p>
Basement/Crawlspace		

Page 22 Item: 3	Electrical Wiring	<ul style="list-style-type: none"> • One or more sections of loose, unterminated, non-metallic sheathed (Romex) wiring were found. Recommend having a qualified, licensed electrician evaluate and repair as necessary. This may require cutting the wire to length and terminating the wire with wire nuts in a securely anchored and covered junction box. 100.00 - 150.00
Page 25 Item: 9	Stairs	<ul style="list-style-type: none"> • There is no handrail at the basement exterior stairs. This is a safety hazard. Recommend repair by a licensed contractor. 100.00 - 150.00
Heat/AC		
Page 26 Item: 1	AC Compress Condition	<ul style="list-style-type: none"> • The first floor of the home is equipped with an American Standard central A/C unit that did not operate properly at the time of the inspection. The typical temperature differential split between supply and return air in an air conditioner of this type is 16 - 20 degrees F. This system responded with a differential temperature of 10 degrees F. Recommend repair or replace by a licensed HVAC contractor. Repair 400.00 - 600.00 Replace 4,000.00 - 6,000.00
Page 28 Item: 2	Air Supply	<ul style="list-style-type: none"> • Significant amounts of debris, dirt and/or dust are visible in one or more sections of supply and/or return air ducts. This can be a health hazard, especially for those with allergies or respiratory problems. The Environmental Protection Association (EPA) recommends considering having ducts professionally cleaned when "Ducts are clogged with excessive amounts of dust and debris and/or particles are actually released into the home from your supply registers". At a minimum, the visible debris should be thoroughly cleaned. The client may wish to have a qualified service provider professionally clean the ducts. For more information on duct cleaning in relation to indoor air quality, visit: http://www.epa.gov/iaq/pubs/airduct.html 350.00 - 550.00
Page 31 Item: 8	HVAC Condition	<ul style="list-style-type: none"> • There is excess rust at the bottom of the air handler in the basement and condensation leaking into the basement floor area. Recommend repair by a licensed HVAC contractor. 300.00 - 400.00

Electrical		
Page 33 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • Inadequate clearance exists to the kitchen subpanel. The sub panel is inside a kitchen cabinet and the cover cannot be removed due to the cabinet Recommend having a qualified, licensed electrician make modifications as necessary so: <ul style="list-style-type: none"> [*] An area 3" wide by 3' deep exists in front of the panel [*] The panel is at least 5 1/2 feet above the floor [*] There's at least 6'3" of headroom [*] The wall below the panel is clear to the floor <p>250.00 - 350.00</p> <ul style="list-style-type: none"> • Corrosion at the wire ends in panel box. Recommend repair by a licensed electrician. <p>200.00 - 300.00</p>
Page 34 Item: 2	Breakers	<ul style="list-style-type: none"> • Burned or scorched wiring observed, recommend review by a licensed electrician. <p>200.00 - 300.00</p>
Water Heater		
Page 36 Item: 6	Plumbing	<ul style="list-style-type: none"> • There is rust or corrosion at the water heater plumbing. Recommend repair by a licensed plumbing contractor. <p>200.00 - 300.00</p>
Bathroom		
Page 38 Item: 6	Floor Condition	<ul style="list-style-type: none"> • Damaged grout observed and cracked tiles, suggest regrouting and repair as necessary. <p>200.00 - 300.00</p>
Page 38 Item: 7	Plumbing	<ul style="list-style-type: none"> • Flex drain observed, these are subject to frequent clogging. <p>150.00 - 200.00</p>
Page 39 Item: 11	Toilets	<ul style="list-style-type: none"> • The first floor half bath toilet float needs adjustment. Recommend repair by a licensed contractor. <p>150.00 - 200.00</p>
Interior Areas		
Page 39 Item: 1	Ceiling Condition	<ul style="list-style-type: none"> • There were signs of paint blistering or peeling on the ceiling. Recommend repair by a licensed contractor. <p>100.00 - 200.00</p>
Page 40 Item: 2	Ceiling Fans	<ul style="list-style-type: none"> • The ceiling fan did not operate when tested. <p>50.00 - 75.00</p>

Page 41 Item: 5	Doors	<ul style="list-style-type: none">• Some doors do not latch properly or stick in the frame when closed. Recommend repair by a licensed contractor. 200.00 - 300.00
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Page 42 Item: 6

Electrical

• **Cover plate(s) are missing from one or more electric receptacle boxes and knobs from light switches. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard and poses a risk of both fire and shock. Recommend installing cover plates over receptacle boxes where missing.**

100.00 - 200.00

• **One or more open ground, 3-pronged receptacles were found. This is a safety hazard and poses a risk of electric shock. Recommend that a qualified, licensed electrician evaluate and make repairs as necessary. For example, replacing receptacles or correcting wiring circuits.**

Grounded receptacles began being required in residential structures during the 1960s. Based on the age of this structure and the presence of 2-pronged receptacles in some areas of this structure, an acceptable repair may be to simply replace the ungrounded 3-pronged receptacles with 2-pronged receptacles. However the following appliances require grounded receptacles:

[*]Computer hardware

[*]Refrigerators

[*]Freezers

[*]Air conditioners

[*]Clothes washers

[*]Clothes dryers

[*]Dishwashers

[*]Kitchen food waste disposers

[*]Information technology equipment

[*]Sump pumps

[*]Electrical aquarium equipment

[*]Hand-held motor-operated tools

[*]Stationary and fixed motor-operated tools

[*]Light industrial motor-operated tools

[*]Hedge clippers

[*]Lawn mowers

This list is not exhaustive. Grounded circuits and receptacles should be installed in locations where such appliances will be used.

1,000.00 - 2,000.00 or Quote

Page 43 Item: 7	Fireplace	<ul style="list-style-type: none"> • There was a strong gas smell at the second floor bedroom gas logs. Recommend repair by licensed contractor. 300.00 - 400.00
Page 45 Item: 10	Moisture Intrusion	<ul style="list-style-type: none"> • There is evidence of moisture in the stairway wall window. Recommend repair by a licensed contractor. 100.00 - 200.00
Page 46 Item: 11	Smoke Detectors	<ul style="list-style-type: none"> • One or more smoke detectors is damaged or missing, and an insufficient number of smoke detectors are installed. Recommend replacing inoperable smoke detectors as necessary, and installing additional smoke detectors as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom. For more information on smoke detectors visit http://www.cpsc.gov/cpsc/pub/pubs/5077.html 50.00 - 75.00
Page 47 Item: 14	Window Condition	<ul style="list-style-type: none"> • There is a broken window noted. Recommend repair by a licensed contractor. 250.00 - 350.00 • Some interior windows are painted shut. This is a safety hazard in event of fire. Recommend repair by a licensed contractor. 400.00 - 500.00 • Broken sash wire/cord observed on window frame. This is a "Safety Concern". Sash wire/cord holds window in open position. Suggest repairs/replacement as needed to ensure safety. 100.00 - 200.00
Kitchen		
Page 49 Item: 6	Garbage Disposal	<ul style="list-style-type: none"> • The unit makes irregular noise. This may be a foreign object stuck in the disposal. Recommend repair by a licensed plumbing contractor. 100.00 - 150.00
Page 51 Item: 11	Plumbing	<ul style="list-style-type: none"> • Flex drain observed, these are subject to frequent clogging. 150.00 - 250.00
Laundry		
Page 53 Item: 6	Floor Condition	<ul style="list-style-type: none"> • There is floor damage noted in the laundry closet. Recommend repair. 250.00 - 350.00