

PROPERTY INSPECTION REPORT



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Dream Home Inspections VA, LLC*

*1212 S Maple St.
Inspection Prepared For: John & Joanne Smith
Agent: Celia House - Best Real Estate Company*

*Date of Inspection: 8/20/2020
Year Built: 1998 Size: 2200 finished, 1200 unfinished
Weather: Rain within past 24 hours*

Report Introduction

I appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call me after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, I am still available for any questions you may have.

Keep in mind that 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 this inspector feels may need further investigation or repair.

For your safety and liability purposes, I recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. I 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.

Video In Your Report – I may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report I utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for its age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!



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.

Items in red are priority items. Could be a safety issue or a material deficiency requiring a major expense, or an item that could result in a major expense if not corrected soon.

Items in blue are items that are not as efficient as they should be. A repair or simple modification would be required. These are not as urgent as red line items, but should be taken care of soon.

Items in green are items that caught my attention and may or may not be an issue, and would require further monitoring to determine if it's an ongoing problem. You may desire to have any of these items further reviewed by a qualified professional.

Grounds		
Page 5 Item: 5	Porch/stoop	5.2. Steps have settled at the front stoop. Monitor this area, consider repointing mortar joint.
Page 6 Item: 8	GFCI	8.3. Missing cover on deck switch & outlet. See pic. 8.4. GFCI in front is damaged or apparently inoperable. Recommend repair/replace by a licensed electrician,
Page 7 Item: 12	Exterior Faucet Condition	12.1. The front spigot is leaking at valve stem, even when in the open position, recommend repair for water conservation and to prevent possible water damage to structure/water intrusion if the hose is left on for extended period. This is a frost free spigot.
Exterior		
Page 8 Item: 2	Doors	2.2. Insulation worn and torn at back door. Recommend replacing.
Roof		
Page 9 Item: 3	Vent Boots	3.1. Vent boot on back side of house is deteriorated and in need of replacement. No evidence in attic of leaks on day of inspection. See picture.
Attic		
Page 10 Item: 1	Access	1.3. IMPROVE: The attic access doorway is not insulated around door frame. Expect some energy loss through convection. Recommend adding insulating strips around doorway and added door sweep or threshold.
Page 11 Item: 4	Electrical	4.1. Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.
Page 11 Item: 6	Insulation Condition	6.1. Insulation is missing in area left of access door. See pic.
Page 12 Item: 7	Exhaust Vent	7.1. Exhaust fan duct from master bathroom terminates in attic, which can cause moisture buildup in the attic. Recommend adding duct exhausting to the exterior.
Kitchen		

Page 14 Item: 6	Counters	6.2. Recommend sealing with silicone caulk along back splash (see pic). This prevents water leaks from spills and counter cleanups.
Page 15 Item: 8	GFCI	8.2. GFCI left of sink did not respond to test and has open ground. Recommend repair by qualified electrician.
Page 15 Item: 15	Plumbing	15.1. Visible leaking noted under the sink. Recommend contacting a licensed plumber for repairs.
Page 16 Item: 18	Screen Doors	18.2. Sliding door screen is damaged. Recommend repair/replacement screen.
living room		
Page 19 Item: 9	Fireplace	9.5. Although Virginia law does not require the installation of CO detectors, it is highly recommended that at least one be installed where gas appliances (including fireplaces) are in use.
Bedrooms		
Page 22 Item: 9	Smoke Detectors	9.2. The smoke detector in front left bedroom did not operate during the inspection. Recommend repair or replacement.
Bathroom 1		
Page 25 Item: 15	Toilets	15.2. Float valve in tank requires adjustment for proper flushing. Slow seeping into overflow tube. See pic
Bathroom 2		
Page 27 Item: 15	Plumbing	15.1. Improper "S" trap noted. This trap configuration may cause the trap to siphon dry, allowing sewer gas and odour to enter the dwelling. This situation may be rectified by the installation of an anti siphon device (cheater vent). Suggest repair by a qualified professional. In the alternative, run a little bit of water into the sink to reseal the trap if odour is detected. See diagram of S-Trap vs. P-Trap.
Lower Level Den		
Page 28 Item: 7	Smoke Detectors	7.1. There were no visible smoke detectors on the lower level living area.
Basement area		
Page 31 Item: 6	Basement Electric	6.1. Switch cover plate missing in unfinished area.
Page 31 Item: 7	GFCI	7.1. Smaller storage area in the basement: The GFCI is missing a cover plate, is loose and needs to be secured.
Heat/AC		
Page 34 Item: 8	Filters	8.2. Return air filter is very dirty. Install new 20" X 25" X 1" filter.
Electrical		
Page 36 Item: 1	Electrical Panel	1.2. Open breaker panel slot(s) at panel box cover. Electrocution hazard, access point for vermin. 1.3. Undersized 14 gauge wire connected to a 20 amp breaker. Replace wire with 12 gauge, or breaker with 15 amp. Recommend licensed electrician evaluate.
Radon Mitigation System		
Page 38 Item: 1	Radon Mitigation System	1.2. Recommend adding a switch lock on the radon fan switch.



Inspection Details

1. Current Weather

Current Weather: Outside Temperature: 75 • Partly Cloudy
Precipitation: Trace precipitation within past 24 hours.

2. Attendance

In Attendance: Buyer Agent present • Client present at end of inspection

3. Home Type

Home Type: Single Family Home • Ranch Style

4. Occupancy

Occupancy: Vacant - Furnished/staged

5. Utilities On?

Utilities: The utilities were on at the time of inspection.



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Asphalt driveway noted. • Concrete sidewalk noted.



2. Grading

Observations:

2.1. No major system safety or function concerns noted at time of inspection.



3. Vegetation Observations

Observations:

3.1. No major system safety or functional concerns noted at time of inspection.



4. Downspouts

Observations:

4.1. No major system safety or function concerns noted at time of inspection.



5. Porch/stoop

Observations:

5.1. Material: Concrete/ masonry stoop

5.2. Steps have settled at the front stoop. Monitor this area, consider repointing mortar joint.



Monitor this area, consider repointing mortar joint.

6. Patio/Porch/Deck

Observations:

6.1. Appears in satisfactory and functional condition with normal wear for its age.



7. Grounds Electrical

Observations:

7.1. Exterior lights were operable at time of inspection. Bulb at right of garage is burned out.





Ground rod for electrical service panel

8. GFCI



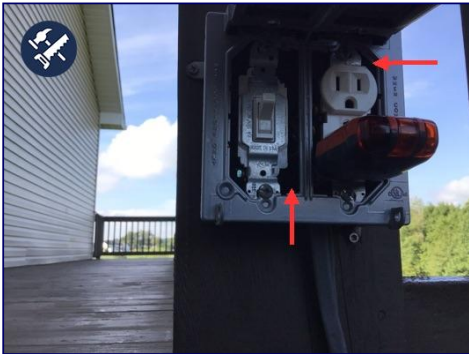
Observations:

8.1. **GFCI** in back tested and works.

8.2. Outlets on deck GFCI reset is just inside exterior basement door.

8.3. Missing cover on deck switch & outlet. See pic.

8.4. GFCI in front is damaged or apparently inoperable. Recommend repair/replace by a licensed electrician,



Missing cover plates on switch and outlet.



Front GFCI needs repair/replacement



This GFCI resets the back and deck outlets.

9. Electrical Cable Feed



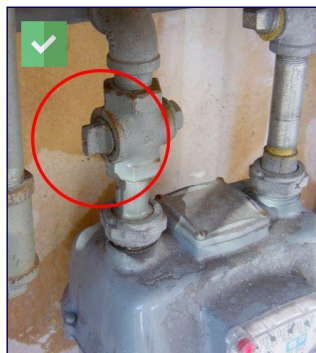
Observations:

9.1. There is an underground service lateral noted.

10. Main Gas Valve Condition



Location: Main gas shut off located at meter, left side (south side) of house. See pic.



Gas shut-off valve requires wrench

11. Plumbing

Materials: Copper piping noted. • PVC piping noted.

Observations:

11.1. Septic system noted. Client is advised to seek the services of a specialist in evaluating this system.

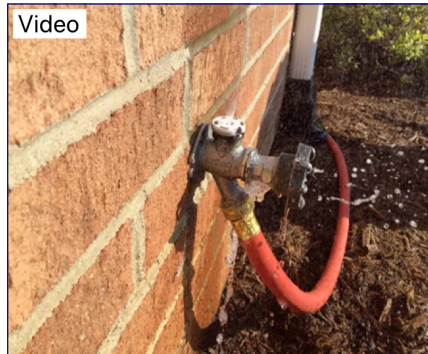
12. Exterior Faucet Condition



Location: Front & back of house.

Observations:

12.1. The front spigot is leaking at valve stem, even when in the open position, recommend repair for water conservation and to prevent possible water damage to structure/water intrusion if the hose is left on for extended period. This is a frost free spigot.



Video of front spigot



Exterior

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Siding Condition



Materials: Vinyl siding, wood frame construction, concrete / block / brick foundation

2. Doors



Observations:

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

2.2. Insulation worn and torn at back door. Recommend replacing.



3. Window Condition



Observations:

3.1. Components appeared in satisfactory condition at time of inspection.

3.2. Suggest caulking around doors and windows as necessary.

4. Eaves & Facia



Observations:

4.1. No deficiencies noted at time of inspection.

5. Exterior Paint



Observations:

5.1. Suggest sealing/caulking around joints as part of routine maintenance.



Roof

1. Roof Condition



Accessibility: Was able to walk the roof surface.

Materials: Asphalt shingles noted.

Observations:

1.1. No major system safety or function concerns noted at time of inspection. Best guess 5-10 years old.

1.2. Clean roof areas: Small amounts of organic debris evident, north facing area of roof (see pic).



Staining. This area of the roof faces north.

2. Flashing



Observations:

2.1. Viewable flashing appears to be in good condition.

3. Vent Boots



Observations:

3.1. Vent boot on back side of house is deteriorated and in need of replacement. No evidence in attic of leaks on day of inspection. See picture.



Vent boot back side of house needs replacement

4. Gutter



Observations:

4.1. No major system safety or function concerns noted at time of inspection.



Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

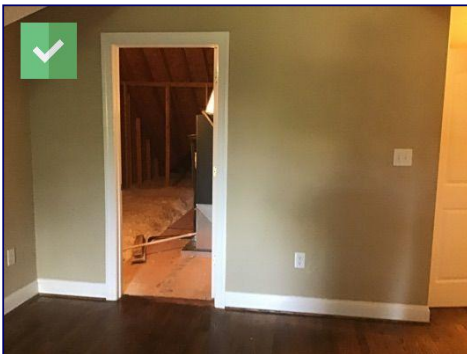
1. Access

Observations:

1.1. Access doorway to main attic in upstairs front bedroom.

1.2. Scuttle hole for garage attic is in the garage ceiling.

1.3. **IMPROVE:** The attic access doorway is not insulated around door frame. Expect some energy loss through convection. Recommend adding insulating strips around doorway and added door sweep or threshold.



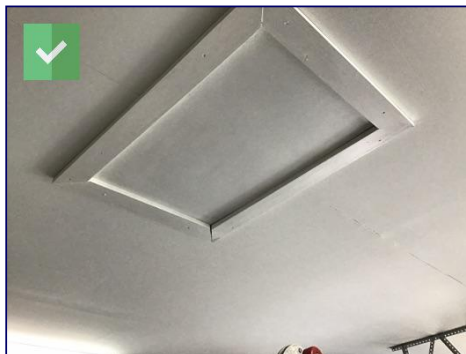
Main attic access in upstairs front bedroom.



Access door missing insulation



Missing insulation around attic access doorway

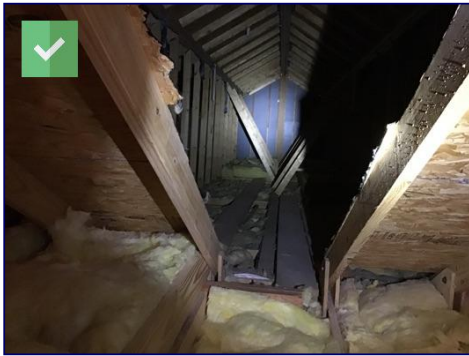


Garage ceiling

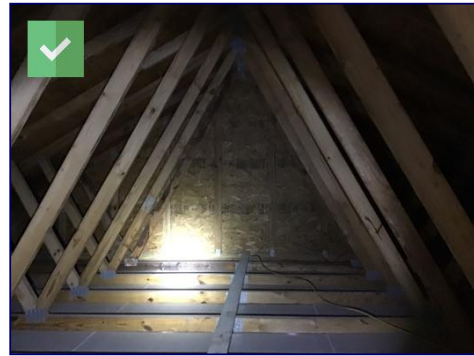
2. Structure

Observations:

2.1. No issues noted at time of inspection



Over main part of home



Over garage

3. Ventilation



Observations:

- 3.1. Under eave soffit inlet vents noted.
- 3.2. Ridge exhaust venting noted.

4. Electrical



Observations:

- 4.1. **Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.**



Missing covers.

5. Attic Plumbing



Observations:

- 5.1. PVC plumbing vents

6. Insulation Condition



Materials: Fiberglass batts with kraft paper facing noted.

Depth: Insulation averages about 8 inches in depth

Observations:

- 6.1. **Insulation is missing in area left of access door. See pic.**



Missing insulation in main attic, left of access door.

7. Exhaust Vent

Observations:



7.1. Exhaust fan duct from master bathroom terminates in attic, which can cause moisture buildup in the attic. Recommend adding duct exhausting to the exterior.



Exhaust vent missing duct from master bath



Garage

1. Walls

Observations:



1.1. No major system safety or function concerns noted at time of inspection.

2. Floor Condition

Materials: Painted/coated concrete floors noted.



3. Electrical



4. GFCI

Observations:



4.1. GFCI tested and functioned properly.

5. Garage Door Condition

Materials: Two - single 7', steel panel, sectional roll-up doors.



Observations:

5.1. No deficiencies observed.

6. Garage Door Parts

Observations:



6.1. The garage door appeared functional during the inspection.

7. Garage Opener Status

Observations:



7.1. Chain drive opener noted.

7.2. Appeared functional using normal controls, at time of inspection. Safety features are built in.

8. Garage Door's Reverse Status

Observations:



8.1. Eye beam system present and operating. Pressure reverse system is present and functional.

9. Exterior Door

Observations:



9.1. Appeared functional, at time of inspection.

10. Fire Door

Observations:



10.1. The garage-house door appeared satisfactory and functional, at time of inspection.



Kitchen

1. Ceiling Condition

Materials: There are drywall ceilings noted.



2. Wall Condition

Materials: Drywall walls noted. • Portions are clad in ceramic tile.



3. Floor Condition

Materials: Floating laminate type flooring noted.



4. Window Condition

Materials: Vinyl framed double hung window noted.



5. Cabinets

Observations:
5.1. No deficiencies observed.



6. Counters

Observations:
6.1. Solid Surface tops noted.
6.2. Recommend sealing with silicone caulk along back splash (see pic). This prevents water leaks from spills and counter cleanups.



Recommend recaulking along back splash

7. Electrical



8. GFCI

Observations:

8.1. GFCI tested and functioned properly.

8.2. GFCI left of sink did not respond to test and has open ground. Recommend repair by qualified electrician.



Far left of sink. Open ground, does not trip

9. Dishwasher

Observations:



9.1. Operated. No deficiencies noted at time of inspection.

10. Microwave



11. Cook top condition

Observations:

11.1. Gas cook top noted.

11.2. All heating elements operated when tested.

12. Oven & Range

Observations:

12.1. Oven: gas burners

12.2. Oven(s) operated when tested.

13. Vent Condition



14. Sink Function

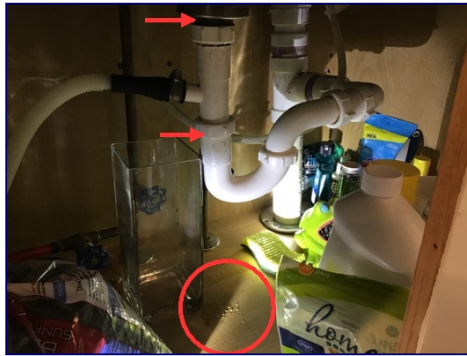


15. Plumbing



Observations:

15.1. Visible leaking noted under the sink. Recommend contacting a licensed plumber for repairs.



Leaks from drain tail pipe.

16. Spray Wand



Observations:

- The spray wand was operated and was functional.

17. Patio Doors



18. Screen Doors



Observations:

18.1. Sliding door mechanism is functional.

18.2. Sliding door screen is damaged. Recommend repair/replacement screen.



Sliding door screen is damaged.

Dining Room

1. Location

Materials: Ground floor, back

2. Ceiling Condition

Materials: There are drywall ceilings noted.



3. Wall Condition

Materials: Drywall walls noted.



4. Floor Condition

Materials: Floating laminate type flooring noted.



5. Window Condition

Materials: Vinyl framed double hung window noted.



6. Electrical



7. Smoke Detectors

Observations:

- Operated when tested.





living room

1. Location

Location: Ground floor, front



2. Ceiling Condition

Materials: There are drywall ceilings noted.



3. Wall Condition

Materials: Drywall walls noted.



4. Floor Condition

Materials: Floating laminate type flooring noted.



5. Window Condition

Materials: Vinyl framed double hung window noted.



6. Ceiling Fans

Observations:

6.1. Operated normally when tested, at time of inspection.



7. Door Bell

Observations:

7.1. Wireless door bell unit noted. Remember to change the batteries approximately every six months to insure working status.



8. Electrical



9. Fireplace

Materials: Living Room

Observations:

9.1. Ventless gas fireplace assembly enclosure.

9.2. Make sure to get owner manuals for gas fireplace assembly.

9.3. The fireplace appears to be in fair visual condition. Was operated and observed as functional during inspection.

9.4. The room contains a vent free type of fireplace. It should not be operated for more than 2-4 hours at a time because of the inherent CO poisoning possibility.

9.5. Although Virginia law does not require the installation of CO detectors, it is highly recommended that at least one be installed where gas appliances (including fireplaces) are in use.





Interior areas

1. Location

Locations: Foyer & hall

2. Ceiling Condition

Materials: There are drywall ceilings noted.



3. Wall Condition

Materials: Drywall walls noted.



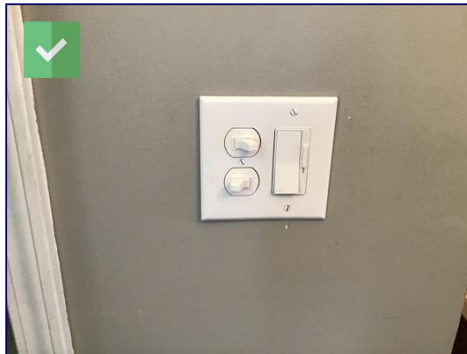
4. Floor Condition

Materials: Floating laminate type flooring noted.



5. Window Condition

Materials: Vinyl framed fixed window noted.



Bottom is porch, top is closet, right is foyer

6. Closets

Observations:

- The closet is in serviceable condition.



7. Door Bell

Observations:

- The inspector was not able to operate the doorbell.
- The exterior push button is noted as missing.

8. Doors



9. Electrical



10. Smoke Detectors



Observations:

- Operated when tested.



Laundry

1. Location

Location: Ground floor end of hallway

2. Ceiling Condition

Materials: There are drywall ceilings noted.



3. Wall Condition

Materials: Drywall walls noted.



4. Floor Condition

Materials: Ceramic tile is noted.



5. Doors



6. Dryer Vent



7. Electrical



8. Wash Basin



9. Plumbing

Observations:

9.1. Supply and drain plumbing for washing machine not tested at time of inspection. Running of appliances (remaining with home or being removed) are beyond the scope of the inspection.



10. Smoke Detectors

Observations:

10.1. The smoke detectors operated during the inspection.





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. Outlets, switches, overhead lighting, and ceiling fans will be also inspected using normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Doors



2. Ceiling Condition

Materials: There are drywall ceilings noted.



3. Wall Condition

Materials: Drywall walls noted.



4. Floor Condition

Flooring Types: Carpet is noted.



5. Window Condition

Materials: Vinyl framed double hung window noted.



6. Ceiling Fans

Observations:

6.1. Operated normally when tested, at time of inspection.



7. Closets

Observations:

7.1. The closet is in serviceable condition.



8. Electrical

Observations:

8.1. Receptacles are in fair condition and tested ok, some are painted over.



9. Smoke Detectors

Observations:

9.1. The smoke detectors operated during the inspection.

9.2. The smoke detector in front left bedroom did not operate during the inspection.

Recommend repair or replacement.



10. Fireplace



Locations: Master Bedroom

Materials: In-wall electric heater/decorative fireplace noted. Operated at time of inspection.





Bathroom 1

1. Location

Location: Ground floor

2. Ceiling Condition

Materials: There are drywall ceilings noted.



3. Wall Condition

Materials: Drywall walls noted.



4. Floor Condition

Materials: Floating laminate type flooring noted.



5. Doors

Observations:

5.1. No major system safety or function concerns noted at time of inspection.



6. Cabinets

Observations:

6.1. No deficiencies observed.



7. Counters

Observations:

7.1. Solid Surface tops noted.



8. Electrical



9. GFCI



10. Exhaust Fan

Observations:

10.1. The bath fan was operated and no issues were found.



11. Heating

Observations:

11.1. Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.



12. Mirrors



13. Sinks



14. Plumbing



15. Toilets



Observations:

15.1. Operated when tested. Appeared functional, at time of inspection - except as noted.

15.2. Float valve in tank requires adjustment for proper flushing. Slow seeping into overflow tube. See pic



Slow seeping into overflow tube, which flows into bowl



Adjust or replace float valve. Arrow indicates overflow tube. Float valve is circled.

16. Showers



17. Shower Walls



Observations:

17.1. Fiberglass surround noted.

18. Bath Tubs



Bathroom 2

1. Location

Location: Ground floor back, master bath

2. Ceiling Condition

Materials: There are drywall ceilings noted.



3. Wall Condition

Materials: Drywall walls noted.



4. Floor Condition

Materials: Ceramic tile is noted.



5. Doors

Observations:

5.1. No major system safety or function concerns noted at time of inspection.



6. Window Condition

Materials: Vinyl framed double hung window noted.



7. Cabinets

Observations:

7.1. No deficiencies observed.



8. Counters

Observations:

8.1. Solid Surface tops noted.



9. Electrical

Observations:

9.1. No major system safety or function concerns noted at time of inspection.



10. GFCI

Observations:

10.1. GFCI in place and operational.



11. Exhaust Fan

Observations:

11.1. The bath fan was operated and no issues were found.



12. Heating



Observations:

12.1. Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

13. Mirrors



14. Sinks



Observations:

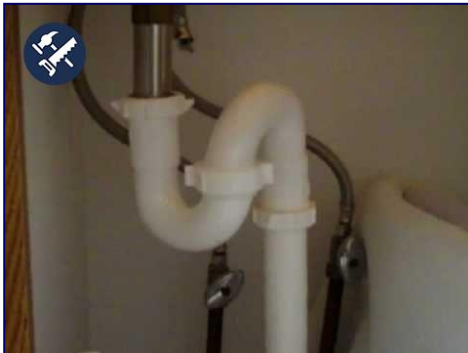
14.1. Drain stoppers are push style. See video.

15. Plumbing

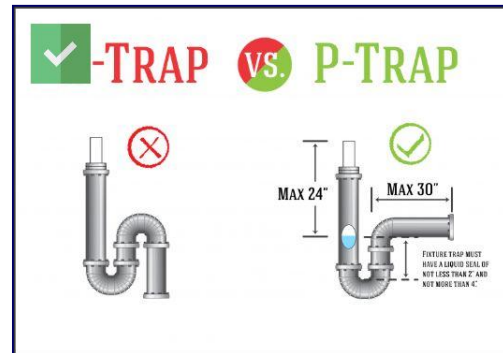


Observations:

15.1. Improper "S" trap noted. This trap configuration may cause the trap to siphon dry, allowing sewer gas and odour to enter the dwelling. This situation may be rectified by the installation of an anti siphon device (cheater vent). Suggest repair by a qualified professional. In the alternative, run a little bit of water into the sink to reseal the trap if odour is detected. See diagram of S-Trap vs. P-Trap.



Incorrect S-trap



Correct trap installation

16. Toilets



Observations:

16.1. Observed as functional and in good visual condition.

17. Showers



18. Shower Walls



Observations:

18.1. Ceramic tile noted.

Lower Level Den

1. Ceiling Condition

Materials: There are acoustic grid and tile ceilings noted.



2. Wall Condition

Materials: Walls are clad in paneling.



3. Floor Condition

Materials: Carpet is noted.



4. Window Condition

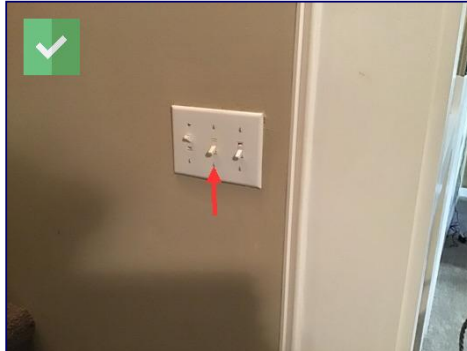
Materials: Vinyl framed double hung window noted.



5. Doors



6. Electrical



Middle switch operates some lights in larger basement storage area.

7. Smoke Detectors

Observations:



7.1. There were no visible smoke detectors on the lower level living area.

8. Stairs & Handrail



9. Fireplace

Materials: In-wall electric heater/decorative fireplace noted. Operated at time of inspection.





Basement area

1. Walls



Materials: Mostly finished lower level, unfinished area in back and side referred to as basement.

Observations:

1.1. No leaks were observed at the time of the inspection.

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

2. Slab/dirt Floor

Observations:

2.1. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

3. Pump



Console for pump and pump alarm for septic system.

4. Insulation



5. Plumbing Materials

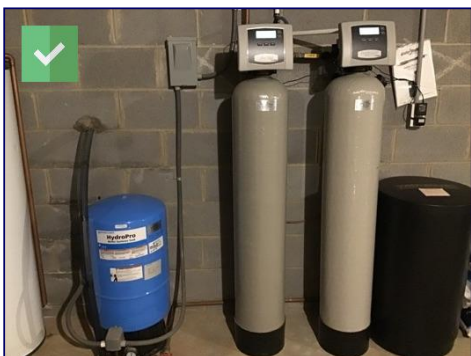
Materials: Copper • PVC

Observations:

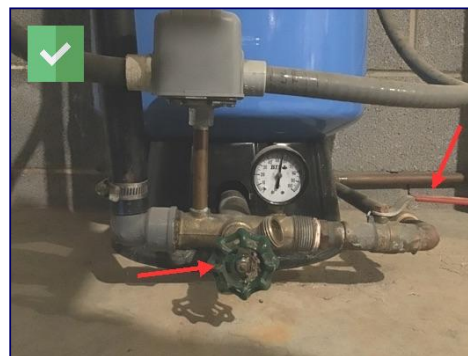
5.1. Plumbing materials appears functional. No evidence of past or current leaks from visible supply and waste plumbing.

5.2. The water supply system in this home draws from a well (see pics in "Grounds/plumbing" section), and utilizes a water softener system. Consult with owner for operation manuals, as well as on the proper operation and maintenance of this system. Testing of water softeners is beyond the scope of the home inspection. Appears functional at time of inspection.

5.3. This home utilizes a septic system, as well as a septic pump (located outside, see pic in "Grounds/plumbing" section). Recommend consulting with current homeowner for manuals, as well as operation and maintenance of the septic system. Although it appeared to function properly on the day of inspection (flushing of toilets & running of water), a complete test of the system and use of a sewer scope is beyond the scope of the home inspection.



Water tank & water treatment tanks.



Water drain valve (left arrow) & shutoff (right arrow) at water storage tank.

6. Basement Electric

Observations:



6.1. Switch cover plate missing in unfinished area.



Light switch needs plate.

7. GFCI

Observations:



7.1. Smaller storage area in the basement: The GFCI is missing a cover plate, is loose and needs to be secured.



Smaller storage area. Needs fastening and cover

8. Basement/Crawlspace Ductwork



9. Framing



Observations:

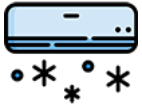
- 9.1. Some areas are not visible for inspection due to wall/ceilings covered which prevents review of structural members.
- 9.2. Wood beam and steel posts.

10. Subfloor



Observations:

- 10.1. Not fully visible for inspection due to lack of access.
- 10.2. Limited inspection due to finished ceiling.



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.

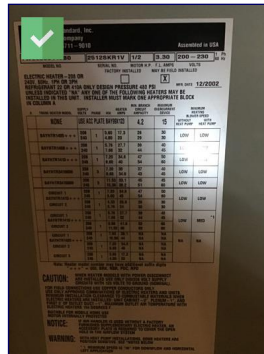
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition



Location: The furnace is located in the basement
Type: Heat pump noted.
Observations:

Heat pump was tested using normal operating controls. Unit appeared to operate properly at time of inspection. Adequate air flow is important to the efficiency of these units; the filter should be kept clean as with air conditioners.



2. Heater Base



Observations:
2.1. The heater base appears to be functional.

3. Enclosure



4. Refrigerant Lines

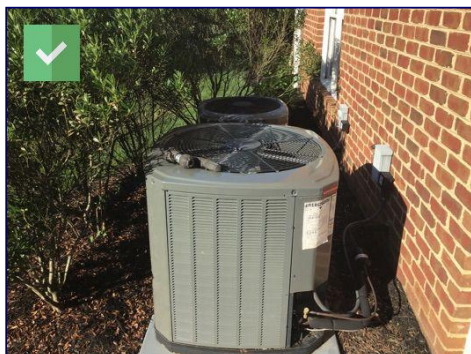


Observations:
4.1. No defects found.

5. AC Compress Condition



Compressor Type: Electric
Location: The compressor is located on the exterior grounds.
Observations:
5.1. Manuf. by Trane, Jan 2012.
5.2. Appeared functional at the time of inspection.



Manuf Date Jan. 2012

6. Air Supply

Observations:

6.1. The return air supply system appears to be functional.

7. Registers

Observations:

7.1. The return air supply system appears to be functional.

8. Filters

Location: Located inside the two filter grills in the hall.

Observations:

8.1. 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.

8.2. Return air filter is very dirty. Install new 20" X 25" X 1" filter.



20 x 25 x 1.

9. Thermostats

Observations:

9.1. Location: upstairs hall

9.2. Analog, non-programmable type.

9.3. Functional at the time of inspection.

9.4. Thermostats are not checked for calibration or timed functions.

9.5. IMPROVE: Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to \$180 per year in energy costs.



Recommend upgrade to digital programmable thermostat.



Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

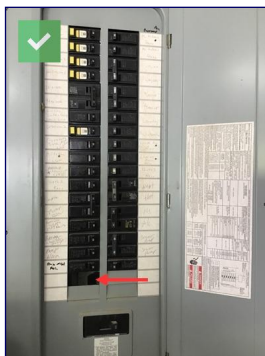
Observations:



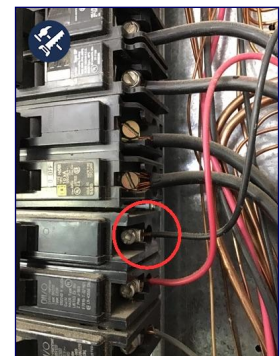
1.1. No major system safety or function concerns noted at time of inspection at main panel box.

1.2. Open breaker panel slot(s) at panel box cover. Electrocution hazard, access point for vermin.

1.3. Undersized 14 gauge wire connected to a 20 amp breaker. Replace wire with 12 gauge, or breaker with 15 amp. Recommend licensed electrician evaluate.



Open slot; requires filler plate cover.



Incorrect gauge wire connection

2. Main Amp Breaker

Observations:



2.1. 200 amp

3. Breakers in off position

Observations:



3.1. 0

4. Breakers

Materials: Copper non-metallic sheathed cable noted.





Water Heater

1. Type of fuel/Gallon size

Type/Capacity: Electrical. • 50 gals.
Brand/Manuf date Rheem • Manuf. Date Oct. 2002

2. Water Heater Location

Location: The water heater is located in the basement.

3. Water Heater Condition



Base: The water heater base is functional.
Enclosure: The water heater enclosure is functional.



4. Plumbing



Materials: Copper
Observations:
4.1. No deficiencies observed at the visible portions of the supply piping.

5. TPRV



Observations:
5.1. Appears to be in satisfactory condition -- no concerns.

6. Overflow Condition



Material: Copper pipe

Radon Mitigation System

1. Radon Mitigation System

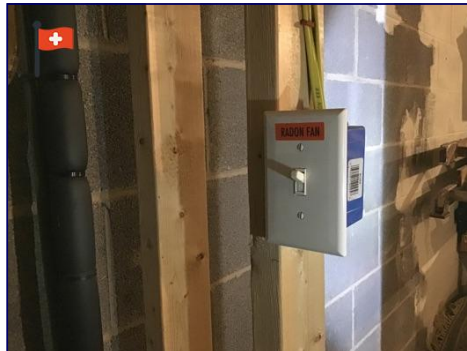
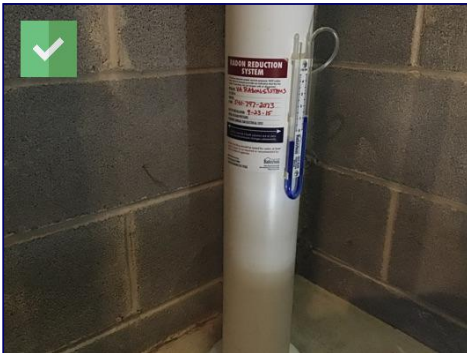


Observations:

1.1. System appears to be functioning properly.

Although the system appears to be functioning, and the gauge indicates positive pressure, this does not show its true effectiveness. Recommend a **radon** test to show the true levels. The National Radon Proficiency Program and the National Radon Safety Board also recommend testing the radon levels every 2 years.

1.2. Recommend adding a switch lock on the radon fan switch.



Radon exhaust pipe and gauge. Do not turn this switch off, unless servicing the radon mitigation system.



Light switch lock

Glossary

Term	Definition
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.
Radon	Radon is a chemical element with the symbol Rn and atomic number 86. It is a radioactive, colorless, odorless, tasteless noble gas. Radon is the second leading cause of lung cancer in the United States. Nationally, the EPA estimates that about 21,000 people die each year from radon-related lung cancer. Only smoking causes more lung cancer deaths.