

Property Inspection Report



1234 Sample Report Way, Virginia Beach, VA 23456
Inspection prepared for: Happy Client
Date of Inspection: 7/4/2016

Inspector: Troy Pappas
Bill Dazzo and Dustin Kineman



Report Summary

IMPORTANT: The following items are a brief summary of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. Some of these items may warrant further investigation by a specialist. This is only a summary and is provided as a courtesy—it should not be considered to be the complete report. The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of the inspection report. Your entire report must be carefully read to fully assess all of the findings and benefit from the recommendations, maintenance advice, tips and other important resource information.

Exterior		
Page 7 Item: 1	Exterior Cladding	1.1. The cause of cracking at the brick veneer should be determined by a qualified contractor and be repaired as needed. Location: mainly above garage door and upper rear middle window
Page 7 Item: 5	Exterior Stair Observations	5.2. Loose component(s) should be repaired to provide safe conditions. Location: front right handrail
HVAC		
Page 11 Item: 8	Ductwork Observations	8.2. Damaged or loose ductwork insulation in the crawlspace should be repaired. Location: multiple locations 8.3. Disconnected ductwork in the crawlspace should be properly reconnected. Location: left side middle crawlspace
Plumbing		
Page 13 Item: 11	Bathroom Showers	11.2. Leaking shower heads should be tightened or sealed to prevent moisture damage. Location: upstairs hall bathroom
Page 14 Item: 13	Gas Shut Off(s) and Distribution	13.1. There was no additional bonding observed for the corrugated stainless steel (CSSI) gas piping which is required by the manufacturer and should be corrected. Exposed pipe should be properly protected as well.
Electrical		
Page 15 Item: 3	Main Panel Observations	3.2. All unfilled knockouts in the main electrical panel should be properly covered.
Page 15 Item: 4	Wiring Methods	4.1. Wiring connections should be in junction boxes. Location: Rear left side crawlspace 4.2. Open junction boxes should have covers installed. Location: Rear middle and multiple at middle left side of crawlspace and right rear attic
Page 16 Item: 6	GFCI Observations	6.2. A GFCI did not trip when tested and should be repaired or replaced. Location: front left exterior
Page 17 Item: 7	Receptacles	7.1. Receptacle(s) that had an open ground should be corrected. Location: Multiple in master bedroom and Upstairs front center bedroom 7.2. Loose interior electrical receptacles should be properly secured. Location: Upstairs rear center bedroom left wall
Interior		
Page 18 Item: 4	Walls and Ceilings	4.1. Moisture stains at the ceiling had elevated moisture levels, the source of moisture should be located, and all necessary repairs made. Location: Living Room Ceiling
Attic, Insulation, and Ventilation		
Page 22 Item: 3	Insulation Observations	3.3. Insulation should be installed at all missing areas in attic.
Foundation		
Page 24 Item: 2	Crawlspace Observations	2.2. Biogrowth indicates a current or prior moisture issue. A professional moisture contractor should evaluate for any needed repair or remediation.
Page 24 Item: 3	Foundation Structure	3.1. All wood damaged by biogrowth should be evaluated by a professional moisture inspection company to remediate as needed. Location: Rear left middle crawlspace multiple areas 3.2. Moisture damage had elevated levels of moisture indicating that the moisture intrusion was recent. The source of this moisture should be determined, repairs made, and any associated damage corrected. Location: both rear exterior doors to deck

Appliances		
Page 26 Item: 4	Hood or Exhaust System	4.1. Hood did not function when oven was operated you should have repaired as needed.

Reading the Report

USE OF PHOTOS AND VIDEO AND GLOSSARY:

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but **may be a representation of a condition that is in multiple places**. Not all areas of deficiencies or conditions will be supported with photos.

To view videos and review highlighted glossary terms in the report the PDF needs to be downloaded and viewed with a full PDF reader such as Adobe. If videos are in report the caption will state "CLICK to VIEW VIDEO" and there will a narrative to discuss content of video.

TEXT COLOR SIGNIFICANCE:

RED text are comments of significant deficient components, safety issues or conditions which need attention, repair, or replacement. System with multiple observed issues will be directed to a list of observed conditions in the report, a complete evaluation by a professional contractor is recommended to determine if any hidden conditions exist. These comments are also duplicated in the Report Summary page(s)

BLUE text are observations and information regarding deficiencies which are less significant or discretionary, but correction is still advised. Limitations that may have restricted the inspection associated with an area will also be listed.

GREEN text will provide a link to additional information regarding a variety of different subjects important to your home and will also provide additional understanding of topics discussed in the report.

ORANGE highlighted text allows you to place your cursor over the word for definitions or additional information regarding the term in the report. .

UNDERSTANDING REPORT NARRATIVES:

"IMPROVE": Denotes improvements which are recommended to help prevent issues from occurring. These may be items identified to be upgraded to meet modern construction and/or safety standards.

"FYI": For Your Information: Denotes additional general information and/or explanation of conditions, safety information, cosmetic issues, and useful tips or suggestions for home ownership.

"LOCATION:" All reported locations are areas where the issue is mainly present but may not limited to that area. All necessary corrections should be made where condition exists.

When there are multiple issues found with a system we report that multiple issues were present and list the issues identified in the report. We recommend that systems with multiple issues be evaluated by a qualified contractor to determine if there are any latent or hidden issues present that can only be found with a more invasive inspection.

Recommendation to have "repaired as needed". A qualified contractor should evaluate the system to ensure that all necessary repairs are made including items that may have caused the damage.

FOR THE PURPOSE OF THIS REPORT ALL DIRECTIONAL REFERENCES TO THE HOUSE WILL BE MADE AS IF ONE WERE FACING THE FRONT OF THE HOUSE

Terms of Report

This report is the exclusive property of Safe House Property Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Safe House Property Inspections and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the International Association of Certified Home Inspectors (iNACHI), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The report is not intended to be a "check list" of items that need repair or general maintenance, it is designed to identify material defects or deficiencies that would have an adverse impact on the value of the real-property, or that involve an unreasonable risk to people on the property. This home inspection report will not reveal every condition that exists or ever could exist, but only those material defects that were observed on the day of the inspection.

In accordance with the terms of the contract, the investigation and service recommendations that we make in this report should be completed DURING YOUR INSPECTION CONTINGENCY PERIOD by qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

By relying on this inspection report you have agreed to be bound by the terms, conditions and limitations as set forth in the CONTRACT AGREEMENT, which was presented to you at the time of the inspection or in an electronic mail attachment prior to the inspection. If you do not have a copy of the CONTRACT AGREEMENT please contact Safe House Property Inspections and a copy will be provided to you electronically. If you do not agree to be bound by this CONTRACT AGREEMENT in its entirety, you must contact Safe House Property Inspections immediately upon receipt of this completed report. In addition, all electronic and paper copies of the inspection report must be deleted and destroyed, and may not be used in whole or in part for consideration in a real estate transaction.

Although a home inspection cannot determine how long any particular system will last information regarding the typical expected life expectancies of different home systems is available here.

[Estimated Life Expectancies of Home Systems](#) (click to read)

SCOPE OF THE INSPECTION: The home inspection is conducted following the InterNACHI Standards of Practice which define the scope of the home inspection and what is required to be inspected. All items in the standards are inspected but may be reported in a section of the report under a different heading. It is recommended that you read the following link to fully understand the scope of the home inspection.

[InterNACHI Standards of Practice Link](#) (click to read)

Roof

1. Inspection Method and Roof Material

Architectural shingles appeared to be in the second third of their life cycle.

Roof was inspected by walking where it could be done safely.

Important roof information: <http://goo.gl/QGOnqh>



2. Roof Coverings

2.1. All trees limbs should be trimmed back to prevent damage and wear to roof.

2.2. Improve: Debris on the roof should be cleared to prevent moisture issues.



Should be trimmed back



Clear debris

3. Gutter Observations

The **roof drainage system** channels water away from the foundation. Water from the roof can raise the moisture content in soil near the foundation which can affect its ability to support the structure and may cause foundation damage. It is recommended that downspouts discharging onto a lower roof be extended to prevent premature shingle damage.

3.1. FYI: There was no roof drainage system installed, but is highly recommended.

4. Flashings and Penetrations

4.1. Inspected

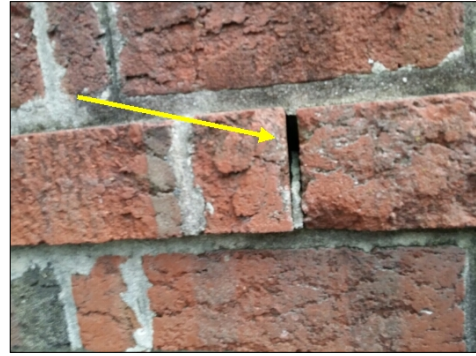
5. Chimneys

5.1. Maintenance needed at the chimney crown to prevent damage.

5.2. The chimney chase had area(s) where the mortar needed to be repointed.



Chimney crown cracking



recommend repointing

6. Skylight(s)

6.1. Debris at the **skylight**s can allow moisture buildup and cause damage and should be cleared.

7. Recommendations for Roof Inspection

We recommend that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Exterior

1. Exterior Cladding

The house was clad with brick veneer.

Sealant maintenance is important to prevent water penetration of the exterior into the structure. All penetrations should be sealed. We do not note all penetrations. Pictures of penetrations in the report are used as an example.

Moisture Intrusion Information: <http://goo.gl/JM89og>

1.1. The cause of cracking at the brick veneer should be determined by a qualified contractor and be repaired as needed. Location: mainly above garage door and upper rear middle window



Cracked brickwork



Cracked repairs



Cracked brickwork

2. Walkway and Driveway

2.1. Inspected

3. Eaves, Soffits, and Trim

3.1. Inspected

4. Exterior Windows

Window flashings are concealed by the exterior wall covering and we specifically disclaim evaluation. Leaks may become evident only during heavy, prolonged or wind-driven rain. Window screens are not evaluated because many people choose to remove them for aesthetic reasons.

4.1. Sealant installed at the window lintels can trap water at the lintel causing rust and corrosion damage. You should have weep holes installed to allow moisture to exit.



No weep holes at sealant

5. Exterior Stair Observations

5.1. Openings that are too wide between balusters should be covered if small children are present.

5.2. Loose component(s) should be repaired to provide safe conditions. Location: front right handrail



Loose handrail

6. Deck Observations

6.1. We recommend adding additional support to the 2x4's supporting the girders. There was some deterioration at the base of the current supports.

6.2. FYI: The deck surface was at the same elevation as the interior floor increasing the potential for water penetration during rain and snowfall.



Recommend adding additional support for girders

7. Grade of Property

7.1. The **property grade** was neutral in areas which may require drainage if ponding develops.

8. Slab-on-Grade Foundation

8.1. FYI: There were roots growing from a tree near the foundation which may cause foundation damage. There was no visible evidence of damage. You should consult with an arborist to determine likelihood of continued growth which may present a concern for the foundation.

9. Recommendations for Exterior Inspection

We recommend that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

HVAC

1. Energy Source and Filters

Our inspection of the HVAC system is a visual examination of the systems major components. Utility companies and HVAC professionals recommend an annual inspection of HVAC equipment. You should request the service records of the systems, and if there was no service within the last twelve months by a qualified HVAC contractor, it is recommend that a complete system evaluation be made to ensure proper operation. We cannot determine if the HVAC system is properly sized for the house. This can only be determined by a qualified contractor.

The heat energy source was natural gas, and the cooling energy source was 240 volt electric.



Arrival setting: upstairs hallway

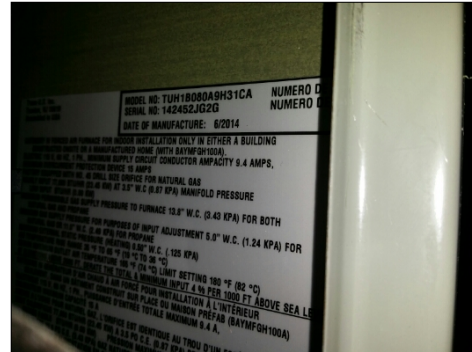
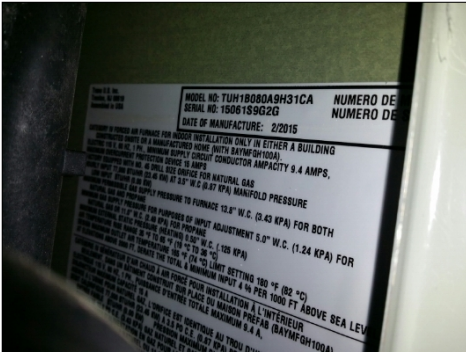


Arrival setting: downstairs hallway

2. Heating System Information

High efficiency furnace located in attic was approximately 1 year old.

High efficiency furnace located in garage was approximately 2 years old.



3. Heating Supply

Heat was provided when the thermostat was set to heat. No further diagnostics are performed as part of a home inspection.



4. Heating System Observations

4.1. The heating system functioned. We recommend inquiring about the systems service record.



Functional



Functional

5. Cooling System Information

Split system(s) were installed with an air conditioner(s) which have an average service life of 7 - 15 years.

There were (2)Air conditioning condensers: approximately 1 year old.



6. Cooling Supply

Conditioned air was provided when the thermostat was set to cool. No further diagnostics are performed as part of a home inspection.



7. Condensate Drainage

The condensate drain inspection can be limited by insulation and finishing material. It is prudent to ensure that there are no holes or disconnections in the line which is difficult to determine in the heating season when the cooling system is not operating. We recommend splash blocks be placed under the condensation line to direct water away from the foundation. During the summer months the condensation line can put out a significant amount of water daily.

7.1. FYI: **Auxiliary condensate drain** termination location: rear soffit



FYI: Auxiliary condensate drain location

8. Ductwork Observations

8.1. FYI: The interior of the ductwork is beyond the scope of a home inspection and would require a more invasive inspection if this condition is a concern.

8.2. Damaged or loose ductwork insulation in the crawlspace should be repaired. Location: multiple locations

8.3. Disconnected ductwork in the crawlspace should be properly reconnected. Location: left side middle crawlspace



Insulation damaged at ductwork



Insulation damaged at ductwork



Insulation damaged at ductwork



Disconnected ductwork

9. Recommendations for Heating and Air Conditioning Inspection

We recommend that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Plumbing

1. Plumbing Pics

Every effort to test all plumbing fixtures are made. All fixtures are not be pictured here. Valves are not tested as part of a home inspection. Belongings are not moved and may conceal issues. Water flow is tested for adequacy by running water in the bath sink and shower while the toilet is flushed. Any issues will be noted in the appropriate section.



2. Shut Off and Pipes

The observed piping was predominantly copper.

Water was publicly supplied and the main shutoff was located at the meter box below ground.

3. Plumbing Pipes

3.1. Visible pipes inspected

4. Drain, Waste, Vent Observations

DWV piping system was predominantly **PVC**. We test drain lines by draining all fixtures and watching for blockages or slow drains. This is not a conclusive test. **ONLY A CAMERA-SCAN** of the main line can confirm its actual condition.



CLICK to view VIDEO - leaking under downstairs tub

5. Water Heater Information

FYI: You should keep the water temperature set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding. Water heaters have a typical life expectancy of 8-12 years.

82 gallon electric water heater located in garage was approximately 15 years old.

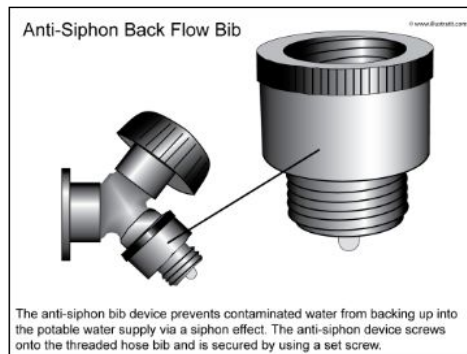


6. Water Heater

6.1. Inspected

7. Hose Bib(s)

We do not turn on hose bib water shutoff valves. Plantings or belongings may conceal some locations.



Anti-siphon device example

8. Faucets

8.1. Loose faucet(s) should be properly secured. Location: upstairs hall bathroom

9. Sinks

9.1. Inspected

10. Bathtubs

10.1. We recommended all missing or inoperable **tub stopper**s be corrected.

11. Bathroom Showers

11.1. There appeared to be added plumbing at the master shower for possibly a steam shower. Installation was not finished. It is recommended that you consult the seller as to the progress of installation.

11.2. Leaking shower heads should be tightened or sealed to prevent moisture damage. Location: upstairs hall bathroom



Leaking shower head

12. Toilets

12.1. Inspected

13. Gas Shut Off(s) and Distribution

The **gas main** shut-off is located at the rear of the house.

13.1. There was no additional bonding observed for the corrugated stainless steel (**CSST**) gas piping which is required by the manufacturer and should be corrected. Exposed pipe should be properly protected as well.



Main Gas shutoff



No additional bonding for CSST

14. Other Plumbing Components

14.1. FYI: The private water supply (well) system at the property was not tested as per our inspection agreement. We recommends evaluation by a qualified contractor.

15. Recommendations for Plumbing Inspection

We recommend that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Electrical

1. Main Disconnect(s) and Sub Panels

Service equipment rating was 200 amps.



Main disconnect - garage

2. Service and Ground Observations

System grounding was observed at ground rod.

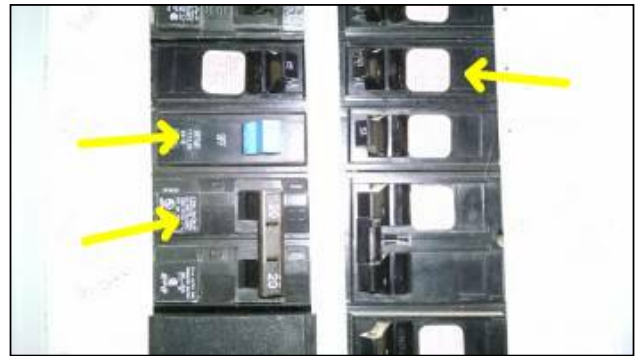
3. Main Panel Observations

3.1. Although the installed breakers not listed by the **panel manufacturer** fit the panel we recommend they be verified they are classified for this panel.

3.2. All **unfilled knockouts** in the main electrical panel should be properly covered.



Open knockouts



Different brands of breakers

4. Wiring Methods

Residential branch circuits consist of wiring, switches, outlets, connections for permanently-wired appliances. Most wires are hidden behind floor, wall and ceiling coverings and cannot be evaluated. We do not remove cover plates and inspection of branch circuits and wiring is limited to proper response to testing of switches and electrical outlets.

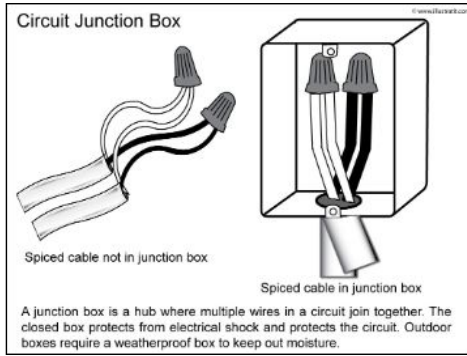
The visible wiring observed was predominately copper non metallic sheathed cable for branch circuits.

4.1. Wiring connections should be in **junction boxes**. Location: Rear left side crawlspace

4.2. Open junction boxes should have covers installed. Location: Rear middle and multiple at middle left side of crawlspace and right rear attic



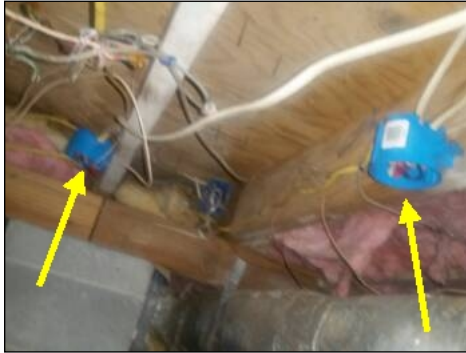
Junction boxes should have covers



Junction box information



Wiring should be in a junction box



Junction boxes should have covers



Junction boxes should have covers

5. AFCI Observations

5.1. **AFCI** Information: <http://goo.gl/KW7DXg>

5.2. The home was built before the requirements for AFCI protection. You may wish to consult with an electrical contractor regarding the installation of AFCI protection at recommended locations.

6. GFCI Observations

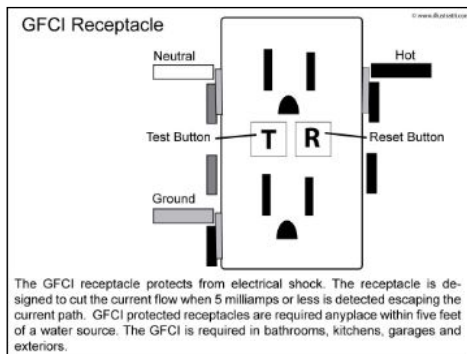
It is recommended that you locate all reset buttons for any **GFCI**'s that are present.

GFCI Information: <http://goo.gl/kU7yQB>

GFCI protection installed at: Bathrooms and exterior

6.1. GFCI protection was not present at all areas now deemed necessary for safety. It may not have been required at original construction. We recommend installation as a safety upgrade at all recommended locations.

6.2. A GFCI did not trip when tested and should be repaired or replaced. Location: front left exterior



GFCI receptacle information

7. Receptacles

7.1. Receptacle(s) that had an **open ground** should be corrected. Location: Multiple in master bedroom and Upstairs front center bedroom

7.2. Loose interior electrical receptacles should be properly secured. Location: Upstairs rear center bedroom left wall

8. Switches

8.1. Improve: Broken switch cover(s) should be replaced to prevent leaving energized electrical components exposed to touch. Location: Attic access

9. Lighting and Fixtures

Exterior lighting is outside the scope of a home inspection, we do try to operate exterior fixtures. Fixtures may appear to be inoperable due to bulbs that need to be replaced, connection to a timer or light-sensitive switch, or a problem may exist with the light fixture, wiring or the switch. Consult with seller regarding the operation of exterior fixtures.

9.1. One or more ceiling fan(s) in the home was not tested because the inspector was unable to locate the remote control. You should ask the seller if the remote controls are available and working.

9.2. Bulbs should be installed or replaced at inoperable light fixtures to ensure operation. If changing bulb does not cure issue, you should have repaired or replaced as needed. Location: rear left exterior

10. Smoke Alarms

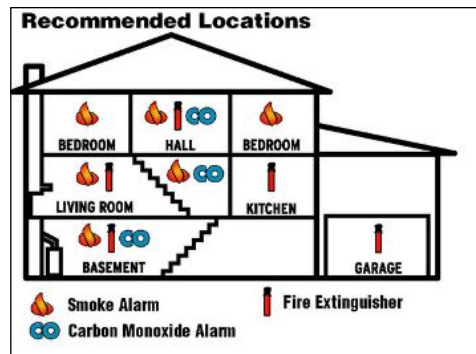
We do not operate smoke alarms or carbon monoxide (CO) detectors. We also do not smoke-test alarms, which is the definitive test to confirm proper function. We recommend installation in all areas now required. Life expectancy of smoke alarms is 10 years and **CO detector**s is 6-8 years. If there are no fire extinguishers in the house it is recommend that they are placed in accessible areas.

Smoke Alarm Information: <http://goo.gl/DHJ17i>

CO Detector Information: <http://goo.gl/DCRvkK>

10.1. A minimal number of smoke alarms were installed, and installation at currently required locations is recommended.

10.2. There were CO detectors observed. Location: Second floor hallway



Smoke and carbon monoxide detector locations

11. Recommendations for Electrical Inspection

We recommend that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Interior

1. Property Information

Houses built before 1980 may contain asbestos and before 1978 may contain lead paint. Determining if they are present is outside the scope of a home inspection. You can find information at the following links:

Asbestos Information: <http://goo.gl/I9ZF46>

Lead Paint Information: <http://goo.gl/YBO6UV>

2. Exterior Doors

2.1. The exterior doors were operated.

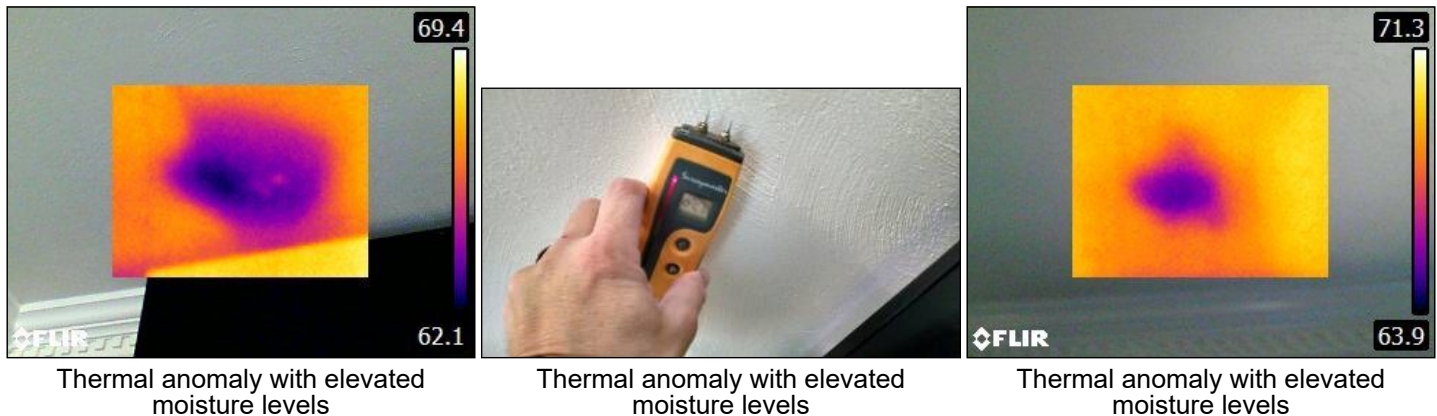
3. Cabinetry and Counters

3.1. Inspected

4. Walls and Ceilings

Walls consisted of wood framing and drywall. Wall paper, paneling, mirrors, wall hangings can conceal damage which are not within the scope of a home inspection. Areas with typically high humidity, such as bathrooms, laundry rooms, damage to wall paper or paneling can allow moisture behind the wall, promoting moisture damage and possibly mold.

4.1. **Moisture stains** at the ceiling had elevated moisture levels, the source of moisture should be located, and all necessary repairs made. Location: Living Room Ceiling



5. Interior Windows

5.1. Windows with degradation of the Low-E coating can affect the windows efficiency. You should inquire about any window warranty the seller may have for the windows or repair as needed. Location: Master bathroom middle window

6. Floor Finishes

Floor coverings near water sources (kitchens, laundry, bathrooms, etc.) should be monitored regularly for moisture. Monitoring for damage to floor coverings is recommended to prevent moisture from getting under the flooring creating conducive conditions for mold. Moisture may have penetrated beneath floor coverings in an existing structure, and that any mold or subfloor damage would not be detected during a visual home inspection.

6.1. Inspected

7. Doors and Closets

7.1. Sticking doors should be repaired as needed. Location: FROG room

7.2. Doors that did not properly latch should be repaired. Location: Master closet and bedroom, Downstairs front right dining room

8. Stairways and Railings

The stairs may have met the standards which were generally-accepted during original construction but may not comply with current standards for safety. Safety concerns will be noted and correction is recommended.

Stairway Safety Information: <http://goo.gl/FRt9qV>

8.1. FYI: There were stairs where the riser heights of the stairs varied by more than the accepted standard of 3/8" which can be a trip hazard.

8.2. Improve: **Hand rail returns** are recommended at stairways for safety.

9. Bathroom Fans

Bathroom ventilation improves air quality and helps to maintain proper moisture levels in the home. Ventilation may not have been required when the house was built, but the installation of mechanical ventilation is recommended.

9.1. The bathroom exhaust fan(s) functioned.

10. Fireplace(s)

The National Fire Protection Association (**NFPA**) recommends a Level 2 inspection of chimneys and fireplaces during the sale of a house. Also, an annual inspections of all chimneys, fireplaces, solid fuel-burning appliances, and vents is recommended. A qualified chimney sweep should fully evaluate and make all necessary repairs.

10.1. Inspected



Pre-fab gas fireplace

11. Pest Observations

We are not pest controls specialists and do not perform an invasive inspection for pests or **rodent activity**. As a courtesy we will report any observed presence of any activity indicative of a possible pest presence or problem. These observations are not all inclusive and it is recommended that you inquire with the seller regarding any present pest control service, or have a pest control service evaluate for removal, and repair any concealed damage.

12. Recommendations for Interior Inspection

We recommend that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Garage

Any holes between the garage wall and the residential living space should be sealed with fire rated material such as fire rated drywall or sealant. The installation of an attic access in the garage is a prime example of an improper hole cut into the ceiling, but is commonly done. Garage door openers should be tested monthly to verify proper operation including safety features like electric eyes and proper bounce back when met by an obstruction. The safety reverse function should reverse when the door meets resistance. Occasionally the setting at the opener may need to be adjusted. We do not test the safety reverse due to the chance for damage to the opener if the reverse safety does not function as intended. We recommend following the DAMSA guidelines at the link below.

Garage Door Reverse Test Procedures and Garage Separation Wall Information

1. Garage Observations

1.1. FYI: The majority of the garage wall was not accessible to view for penetrations. If there are any penetrations between the garage and house it is recommended they be appropriately sealed.



Storage limits visual inspection



2. Door and Opener

A Chamberlain garage door opener was installed.

- 2.1. There was physical damage to the garage door. Although the door was functioning the damage may cause the door to fail and repair or replacement is advised.
 2.2. FYI: You will need to obtain the code from the seller to determine if the outdoor keypad is operational.
 2.3. FYI: The manual garage door lock should be disabled to prevent it from being locked and potentially damaging the door when operating the automatic opener.
 2.4. There was physical damage to the garage door. Although the door was functioning the damage may cause the door to fail and repair or replacement is advised.



Damage at garage door



Functional



Manual lock installed with opener present



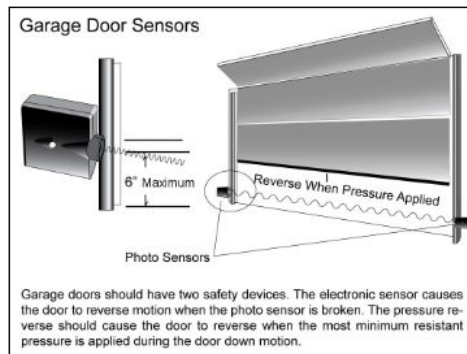
Moisture damage at door



Moisture damage at door

3. Safety Sensors

3.1. The safety sensors operated normally, reversing the door when tested.



Garage door safety information

4. Floor and Sill Plate

4.1. There was a tarp over the garage floor. The tarp would need to be removed to determine condition of the garage floor.



Floor covered with tarp

5. Recommendations for Garage and Useful Links

We recommend that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Attic, Insulation, and Ventilation

1. Attic Views and Structure

Roof framing consisted of rafters and joists. Every effort was made to visually inspect all accessible areas. We do not enter attics that have limited headroom, or are restricted by ducts, or in which the insulation obscures the joists. We do not disturb or move insulation which may obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

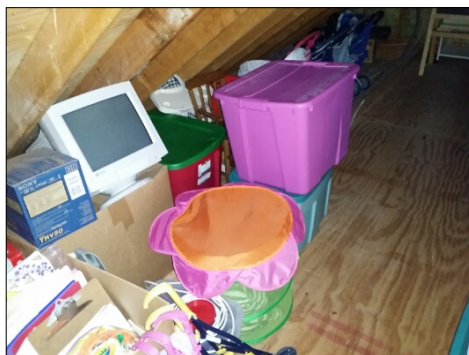


2. General Attic Observations

2.1. FYI: While we make every effort to find areas of concern, some areas can go unnoticed when there is a large amount of personal storage. The inspection did not involve moving personal belongings or furniture.



Storage limits visual inspection



Storage limits visual inspection



Storage limits visual inspection

3. Insulation Observations

Loose fill fiberglass **attic insulation** was installed. Current standards for this area is 10"-15" for approximately R-30 to R-38 insulating value. Adding additional insulation as an upgrade may improve the overall efficiency and comfort of the home, but it may take several years to pay back in terms of energy savings. You may wish to consult with a qualified contractor if the installed levels are a concern.

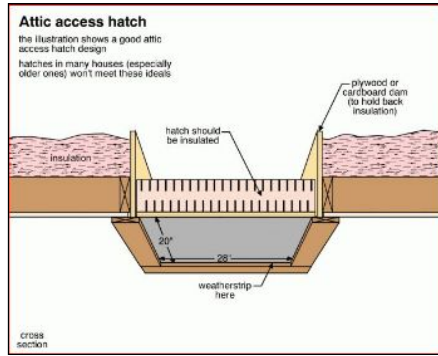
3.1. Improve: The insulation had settled or been compressed and most likely does not perform to the proper R-value.

3.2. FYI: The insulation levels may have been acceptable at the time of original construction, but do not adhere to today's standards.

3.3. Insulation should be installed at all missing areas in attic.



Areas missing insulation



Insulating all attic accesses is recommended



Approximately 4 - 7 inches



Areas missing insulation

4. Ventilation Observations

Attic ventilation: Powered fan(s) and soffit and static vents

4.1. FYI: The powered ventilator fan could not be tested due to being inaccessible.



inaccessible

5. Attic Structure Observation

5.1. Inspected

6. Recommendations for Roof Inspection

We recommend that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Foundation

1. Crawlspace Foundation Information

The inspector crawled accessible areas of the **crawlspace foundation** where it could be done safely. Typical restrictions include but are not limited to the electrical wires, pipes, storage, ductwork, insulation, access, debris etc... We are unable to report defects concealed by these items. The crawlspace foundation access was located at: Rear of the house

The floor system utilized wood floor joists.



2. Crawlspace Observations

2.1. Loose insulation should be repaired or replaced as needed.

2.2. **Biogrowth** indicates a current or prior moisture issue. A professional moisture contractor should evaluate for any needed repair or remediation.



Falling insulation



Biogrowth observed



Biogrowth observed

3. Foundation Structure

3.1. All wood damaged by biogrowth should be evaluated by a professional moisture inspection company to remediate as needed. Location: Rear left middle crawlspace multiple areas

3.2. Moisture damage had elevated levels of moisture indicating that the moisture intrusion was recent. The source of this moisture should be determined, repairs made, and any associated damage corrected. Location: both rear exterior doors to deck



CLICK to view VIDEO - example of damage below doors



Elevated moisture observed



Elevated moisture observed



Damage at beam(s)



Wood damage due to biogrowth

4. Recommendations for Crawlspace Inspections

We recommend that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Appliances

Inspection of stand alone freezers, portable microwaves, portable dishwashers and after market water filtration systems and under cabinet lights are outside the scope of the inspection. No opinion is offered as to the adequacy of appliance operation. Appliances are tested for basic operation in one mode only. We do not test all aspects, controls, cycles and speeds and operational temperature of each appliance in the scope of this inspection. Appliances are not moved during the inspection. There may be floor damage under dishwashers and refrigerators that may not be discovered until the units are moved for service or replacement.

1. Range and Cooktop

1.1. Anti Tip Information: <http://goo.gl/zMS4VZ>

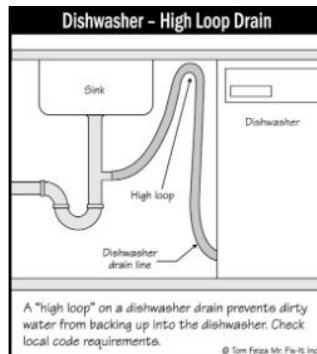
1.2. The heating elements/burners and oven operated when tested, but does not confirm the efficiency of the system.



2. Dishwasher Observations

2.1. The dishwasher was operated through a cycle.

2.2. The dishwasher **high loop** was not properly secured to the underside of the cabinet.



Dishwasher high loop example

3. Garbage Disposal

3.1. The disposal operated with no deficiencies observed.

4. Hood or Exhaust System

4.1. Hood did not function when oven was operated you should have repaired as needed.

5. Built In Microwave Oven

5.1. No built-in microwave was present.

6. Refrigerator

6.1. The refrigerator was operating during the inspection. We cannot determine the efficiency of the appliance.

6.2. There was water delivered to the dispenser. Determining if the ice maker was functioning as intended is not possible during a home inspection.



7. Washing Machine

7.1. FYI: Because the water supply to the washing machine is usually left on it is recommended that braided metal washing machine water supply hoses be used instead of the rubber ones if present, which are more subject to bursting.

7.2. The washing machine was run through a short cycle. The washer filled with water, agitated, spun, and drained. This does not confirm how well the machine washes clothes.

7.3. FYI: The washing machine was installed in a location in which leakage of the unit or plumbing connections can cause damage, and a drain pan system is recommended.

8. Dryer

8.1. We ran the dryer through a short cycle to determine if it was functional and that the power source was functional. The dryer got hot, but we can not tell how well it dries clothes.

8.2. FYI: A three prong 240 Volt electrical outlet was installed.

8.3. FYI: Although the dryer was electrical, there was a connection for a gas dryer available.

9. Clothes Dryer Vent

9.1. Dryer Safety: <http://goo.gl/19AV32>

9.2. Inspected visible portions