



Inspection Report

Johnny Homebuyer

Property Address:
123 Richmond Dr
Richmond VA 12345



HOME INSPEX

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Date: 4/26/2018	Time: 1:45 PM	Report ID:
Property: 123 Richmond Dr Richmond VA 12345	Customer: Johny Homebuyer	Real Estate Professional: Susie Sellsmore

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspections, repairs and/or replacement of item(s), component(s) or unit(s) are the Client(s) responsibility and should be considered before you purchase the property (if applicable). A home inspection is not a code compliance review nor permit verification.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended at the moment it was inspected allowing for normal age appropriate wear and tear.

Not Inspected (NI) = This item, component or unit was not inspected. No representations are made regarding condition or functionality.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, and/or needs further inspection by a qualified contractor with repairs as needed. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Attention (A) = Client(s) attention is recommended to this item, component or unit. A relatively minor repair may be needed at this time. This area may not be in need of immediate major repair at the time it was inspected, however it may in the future. This area should be monitored and corrected as needed. Should Client(s) desire more information about this area they should obtain further evaluation with repairs/enhancements as needed by qualified specialist(s) (prior to the end of Client(s) contingency period if applicable).

Safety Issue (S) = A potential or eminent safety issue is noted at this item, component or unit. Further evaluation is recommended with repairs/safety enhancements as needed by qualified specialist(s).

In Attendance:

Client's agent

Type of building:

Detached single family house

Age (as provided):

1930 (zillow)

Occupancy Status and Contents:

Vacant

Approximate Temperature:

Approx 70

Weather:

Dry

Summary



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The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. If repair estimates are provided, they do not account for hidden issues, are provided without a defined scope of work, are the inspectors opinion given the information that was obtained at the time of inspection, and therefore repair estimates may not be accurate. For more accurate repair estimates obtain written quotes from qualified licensed specialists prior to the end of Clients contingency period. A home inspection is not required to provide repair estimates; if provided they are done so for free as a courtesy to the Client(s). Client(s) are recommended to follow all recommendations within this report, including any recommendations from contractors and/or other qualified parties that resulted from our recommendation for further evaluation. We recommend all items be completely addressed prior to settlement closing if applicable. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

General Summary

1.0 ROOF COVERINGS AND FLASHINGS

Inspected, Repair or Replace

(1) The shingles exhibit advanced deterioration, appear to be close/at end of it's anticipated lifespan. For more information on life expectancy of roof contact a qualified roofer. Shingles may not all be the same age.

Several loose seams seen at flat roof.

Further comprehensive evaluation is recommended by qualified licensed contractor with repairs to follow as needed, to include defects discovered during the further evaluation process.

Estimate for basic repairs only. Actual costs may be higher.

\$400 - \$5,000 +/-

1.1 CHIMNEY(S)

Inspected, Repair or Replace, Potential Safety Concern

(1) Chimney exhibits advanced deterioration with loose bricks.

Further evaluation to the chimney is recommended by qualified contractor with repairs to follow as needed.

\$800 - \$2,000 +/-

1.2 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

Short and bent downspouts seen.

Add splashblocks where they are missing to reduce erosion and route downspouts away from house and downhill as needed to promote effective drainage.

Further evaluation is recommended by qualified contractor with maintenance/repairs to follow as needed.

\$100 - \$200 +/-

2.0 EXTERIOR WALL SIDING

Inspected, Repair or Replace

Minor siding damages seen.

Wooden wall coverings are in contact with the ground. This promotes rot and wood destroying insects. This siding at lower areas at right side are temporary (plywood) and not for permanent use.

Further comprehensive evaluation by qualified contractor(s) with repairs to follow as needed is recommended.

\$400 - \$800 +/-

2.1 DOORS (Exterior)

Inspected, Repair or Replace

Front door frame appears cracked.

Strike plates missing at front side door.

Estimate for basic repairs only. Actual costs may be higher.

\$150 +/-

2.4 DRIVEWAYS, WALKWAYS AND RETAINING WALLS (With respect to walls effect on the condition of the building)

Inspected, Repair or Replace

(1) Missing some handrails at front steps.

Sidewalks exhibit deterioration, damaged areas and potential trip hazards.

Driveway exhibits advanced deterioration and appears at end of life.

Missing handrails at front right steps, and step heights aren't even.

Retaining wall exhibits deterioration and some damaged areas.

Further evaluation by a qualified licensed contractor is recommended with repairs to follow as needed.

Detailed quotation required.

(2) Rear handrails and stoop appear old, weathered with chipping paint damaged areas and missing pickets.

Further evaluation by a qualified licensed contractor is recommended with repairs to follow as needed.

Estimate for basic repairs only. Actual costs may be higher.

\$400 - \$800 +/-

2.5 EAVES, SOFFITS, FASCIAS AND TRIM AREAS

Inspected, Repair or Replace

(1) Cracked caulking was seen at exterior areas such as at windows and siding areas. Recommend re-caulking maintenance performed as needed throughout the exterior.

Loose soffit at rear right.

Recommend to perform maintenance and repairs as needed throughout the exterior trim areas.

Estimate for basic repairs only. Actual costs may be higher.

\$250 - \$500 +/-

(2) Chipping paint seen at several areas. Paint may be lead based. Recommend to perform maintenance and repairs as needed throughout the exterior trim areas.

Detailed quotation required.

3.0 CEILINGS

Inspected, Repair or Replace

Moisture stains on kitchen ceiling.

These leaks are likely from bathroom above. Further evaluation is recommended by a qualified contractor with repairs to follow as needed.

\$125 +/- for further evaluation

3.1 WALLS

Inspected, Repair or Replace

Appearance of moisture damage at upstairs bathroom lower window area.

Several damaged wall areas seen throughout.

Estimate includes visible areas only.

\$400 - \$800 +/-

3.2 FLOORS

Inspected, Repair or Replace

(1) Damaged tiles in (including but not limited to) kitchen.

Wood floors appear old with some damaged areas.

Some floor coverings missing.

Anticipate significant refurbishment to wood flooring.

Recommend comprehensive further evaluation by qualified contractor(s) with repairs to follow as needed.

Detailed quotation required.

(2) Sloping floors and stairs observed at several areas. This can indicate structural settlement has occurred. The cost associated with leveling the floors may be substantial. Consult with a structural engineer or qualified contractor for more information.

Further Eval Needed For Estimate

3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected, Repair or Replace, Potential Safety Concern

All stairs handrails are loose.

Attic pull down stairs are in disrepair and potentially unsafe; repairs recommended.

Basement stairs are leaning. Basement handrail not safe by today's standards.

Further evaluation is recommended by qualified specialist(s) with repairs to follow as needed.

Estimate for basic repairs only, actual repair costs may be higher.

\$750 - \$1,500 +/-

3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected, Repair or Replace

Cabinet door hits wall in bathroom, can't fully close.

Loose cabinet door in kitchen.

\$100 - \$200 +/-

3.5 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

Some interior doors need adjustment or minor repair to shut properly.

Damage seen at few doors.

Doors missing at front bedrooms.

\$400 - \$600 +/-

3.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

(1) Front bedroom window is nailed shut; doesn't properly operate.

Window damage in kitchen.

Further comprehensive evaluation by qualified contractor is recommended, with repairs to follow as needed, including any additional repairs discovered at subsequent inspections.

Estimate for basic repairs only. Actual costs may be higher.

\$250 - \$500 +/-

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Inspected, Repair or Replace

(1) Hole in slab near sump.

Estimate for basic and minor repairs only.

\$350 - \$700 +/-

(2) Large stair step crack at rear corner. Maximum crack width is approximately 1/2 inch.

Further evaluation by qualified professional(s) with repairs to follow as needed is recommended.

\$1,500 - \$2,500 +/-

(3) Access to crawlspaces is limited, not readily accessible and access panel at rear doesn't make a tight fit (pests could enter). Rear addition crawlspace opening is smaller than usual, making access difficult. As such the crawlspace areas were not entered and were inspected from the access; this is a limited inspection of components within crawlspaces. Fallen insulation significantly limits visual inspection also.

Detailed quotation required.

(5) Small puddles seen on vapor barrier in basement. Water source is unknown.

Further evaluation by qualified professional(s) with repairs to follow as needed is recommended.

4.1 FLOORS (Structural)**Inspected, Repair or Replace**

(1) Small amount of wood destroying insect damage seen at basement joists at several areas.

Appearance of previous repairs seen at floor structure at several areas.

A wood destroying organism inspection with treatment(s) to follow as needed is recommended by qualified contractor.

Further evaluation and correction as needed is recommend by qualified specialist(s).

Detailed quotation required.

(2) Fallen insulation significantly limits view of rear crawlspace.

(3) Appearance of moisture stains at rear of basement at band board area.

Further evaluation and correction as needed is recommend by qualified specialist(s).

5.0 PLUMBING: DRAIN, WASTE, VENT, SUPPLY, KITCHEN AND BATHROOMS**Inspected, Repair or Replace**

(1) Loose condensate drain at left side.

Upstairs hall full bathroom: tub not secured to floor, toilet loose on floor,

Kitchen: sink fixture leaks, appearance of mold under sink, wet under sink from leak.

1st floor full bathroom: leaks at shower fixture and head, loose shower head, water runs continuously at tub, sink back splash cracked, sink counter cracked, hot and cold reversed at sink,

A sewage odor was noted in basement. This can indicate a drain leak that's not visible at time of inspection.

Further comprehensive evaluation by qualified plumber with repairs to follow as needed is recommended.

Estimate for basic repairs only. Actual costs may be higher. Excludes mold remediation, if needed.

\$350 - \$700 +/-

5.5 SUMP PUMP**Inspected, Repair or Replace**

It appears a sump is installed, but not a pump and missing some associated piping.

Further evaluation by qualified contractor with repairs to follow as needed is recommended.

Detailed quotation required.

6.2 BRANCH CIRCUIT CONDUCTORS

Inspected, Repair or Replace

Uncovered wires in bathroom.

Several unsupported wires seen laying on ground in crawlspace. Wiring should be properly supported off of the ground.

\$100 +/-

6.3 ELECTRIC RECEPTACLES, SWITCHES AND CEILING FANS

Inspected, Repair or Replace

Front exterior light post has loose components.

Many non functional lights noted, some with missing bulbs.

Ceiling fan wobbles excessively at front bedroom.

Fan in living room missing blade, and drooping blades; not operated.

Rear exterior receptacle missing cover

Loose receptacles observed at (including but not limited to): front bedrooms, front living room, front "study" room (missing cover plates also).

Exposed wires in dining room.

Further comprehensive evaluation and repairs as needed by a qualified electrician is recommended, to include repair of other electrical defects that may be discovered as a result of this further evaluation process.

Estimate for basic repairs only. Actual costs may be higher.

\$300 - \$600 +/-

6.4 SMOKE DETECTORS

Inspected, Repair or Replace, Potential Safety Concern

Install smoke detectors inside the house at appropriate locations (such as in hallways and bedrooms).

\$100 +/-

7.2 DISTRIBUTION SYSTEMS

Inspected, Repair or Replace

(1) Appearance of mold seen on some ceiling registers upstairs.

Further evaluation by a qualified mold remediation contractor with repairs to follow as needed is recommended.

Detailed quotation required.

(2) Some ducts seen making ground contact in crawlspace. Duct length appears excessive at at least one duct in crawlspace.

Further evaluation by a qualified HVAC contractor with repairs to follow as needed is recommended.

Estimate for basic repairs only.

\$350 - \$600 +/-

7.4 FIREPLACES, WOOD STOVES, GAS LOGS

Inspected, Repair or Replace

(1) Fireplace: no damper, deterioration in firebox.

(2) The bedroom fireplace is small and probably was intended for coal. This fireplace is old and is not considered safe to use until inspected by a certified chimney sweep. It may be possible to convert this small fireplace to gas or LP logs, but in bedrooms gas logs must be vented. Non-vented gas logs are not approved for bedrooms. Also, because of the small size, it may be difficult to find a set of gas logs for this fireplace.

8.1 INSULATION UNDER FLOOR SYSTEM (at visible areas)**Inspected, Repair or Replace**

Some insulation appears backwards at rear crawlspace and in basement.

Several pieces of loose or fallen floor insulation was observed in the crawlspace. The insulation should be properly installed to perform as intended.

\$300 - \$600 +/-

8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE)**Inspected, Repair or Replace**

A vapor barrier is not present in the crawlspaces. A vapor barrier is recommended.

\$400 - \$600 +/-

8.4 VENTING SYSTEMS (Kitchens, baths and laundry)**Inspected, Repair or Replace**

(1) Lint accumulation seen in crawlspace indicates vent is/has leaked or been disconnected.

\$150 +/-

10.0 General Notes**Inspected, Warrants Attention**

Recommend to verify if what appears to be additions or improvements are permitted by the county in jurisdiction.

Recommend to verify that the advertised and assessed square footage are roughly the same.

Given the evidence of visible mold and/or moisture stains seen at this inspection, a mold inspection is recommended.

Given the year this house was built it may contain lead based paint. This inspection does not test for lead.

House has blemishes, dings and shows some signs of neglect. Note that vacant properties such as this can present additional liabilities.

Vacant properties may not have had their systems (such as HVAC and plumbing) used in the active capacity that they will be used when they are occupied. It is possible that deficient conditions may not be noticeable until systems are stressed when the house is being occupied.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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1. Roofing

Styles & Materials

Roof Covering:

Composition Shingles
EPDM (rubber-type)

Roof Inspection Means:

Ground with Binoculars
From upstairs window(s)
Partially walked

Chimney(s) (exterior):

Brick

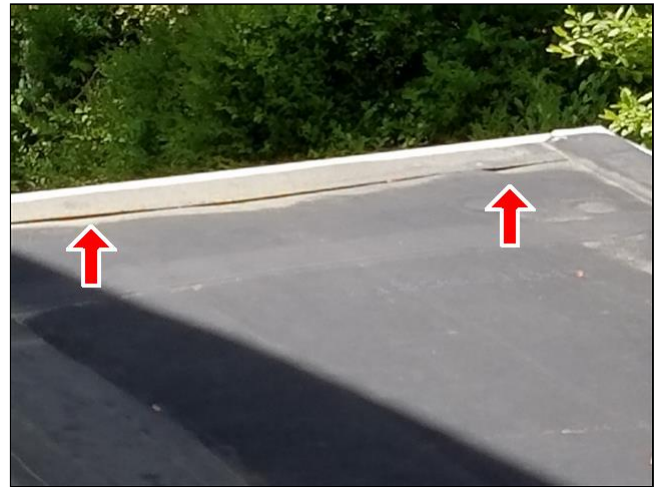
Inspection Items

1.0 ROOF COVERINGS AND FLASHINGS

Comments: Inspected, Repair or Replace



1.0 Item 1(Picture) Example of loose roof seam



1.0 Item 2(Picture) Example of loose roof seams



1.0 Item 3(Picture) Example of old shingles

(1) The shingles exhibit advanced deterioration, appear to be close/at end of it's anticipated lifespan. For more information on life expectancy of roof contact a qualified roofer. Shingles may not all be the same age.

Several loose seams seen at flat roof.

Further comprehensive evaluation is recommended by qualified licensed contractor with repairs to follow as needed, to include defects discovered during the further evaluation process.

Estimate for basic repairs only. Actual costs may be higher.

(2) No drip edges seen at eaves (these help to reduce water intrusion near gutter areas).

1.1 CHIMNEY(S)

Comments: Inspected, Repair or Replace, Potential Safety Concern



1.1 Item 1(Picture) Advanced chimney deterioration

(1) Chimney exhibits advanced deterioration with loose bricks.

Further evaluation to the chimney is recommended by qualified contractor with repairs to follow as needed.

(2) The chimney cap (also called "crown") was not visible for inspection due to height.

It is recommended to have the chimney flue(s), chimney cap and spark screen(s) inspected and cleaned/ repaired as needed by a qualified chimney sweep prior to use.

Recommend to install a proper, UL listed raincap and spark screen on top of the chimney flue to keep out rain, birds etc.

Chimney can be removed since it appears to not be in use.

1.2 ROOF DRAINAGE SYSTEMS

Comments: Inspected, Repair or Replace



1.2 Item 1(Picture) Bent downspout, winterized hose bib, missing splashblock

Short and bent downspouts seen.

Add splashblocks where they are missing to reduce erosion and route downspouts away from house and downhill as needed to promote effective drainage.

Further evaluation is recommended by qualified contractor with maintenance/repairs to follow as needed.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, the accessibility and view of some areas may be limited. The inspector reports findings that are present during the inspection, and cannot predict future performance or provide any guarantee. Any items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. The effectiveness of gutter guard type products and underground drainage systems, if present, are unknown. This inspection only includes the visible areas of the roof, flashings, gutters etc. as they were visible at the time the roof was inspected. Chimney flues are not visible and are not inspected. Chimney(s) should be inspected and cleaned prior to use by a qualified chimney sweep, with repairs as/if needed by qualified contractor(s). If any deficiencies are noted they should be comprehensively evaluated by a qualified contractor, with all repairs to be performed as needed. This inspection is not a guarantee that the roof is not leaking.

2. Exterior

Styles & Materials

Siding Material:

Vinyl siding
Extra Info : Plywood

Appurtenance:

Sidewalk(s)
Patio

Driveway:

Gravel

Sidewalks:

Concrete
Potential trip hazard(s) present

Trim Material:

Metal wrapping

Inspection Items

2.0 EXTERIOR WALL SIDING

Comments: Inspected, Repair or Replace



2.0 Item 1(Picture) Example of minor siding damage at rear



2.0 Item 2(Picture) Example of siding damage, at rear



2.0 Item 3(Picture) Wood siding in ground contact
Minor siding damages seen.

Wooden wall coverings are in contact with the ground. This promotes rot and wood destroying insects. This siding at lower areas at right side are temporary (plywood) and not for permanent use.

Further comprehensive evaluation by qualified contractor(s) with repairs to follow as needed is recommended.

2.1 DOORS (Exterior)

Comments: Inspected, Repair or Replace



2.1 Item 1(Picture) Cracked door frame



2.1 Item 2(Picture) Strike plates missing

Front door frame appears cracked.

Strike plates missing at front side door.

Estimate for basic repairs only. Actual costs may be higher.

2.2 GRADING, DRAINAGE AND VEGETATION

Comments: Inspected, Warrants Attention

This lot appears relatively flat. Ideally the ground should slope away from the house at all sides to promote effective drainage.

2.3 DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIOS, COVERS AND HANDRAILS

Comments: Inspected, Warrants Attention

Front landing exhibits deterioration.

Patio areas exhibit deterioration.

2.4 DRIVEWAYS, WALKWAYS AND RETAINING WALLS (With respect to walls effect on the condition of the building)

Comments: Inspected, Repair or Replace



2.4 Item 1(Picture) Partial handrails at front



2.4 Item 2(Picture) Example of sidewalk damage



2.4 Item 3(Picture) Deteriorated driveway



2.4 Item 4(Picture) Example of of damage and missing pickets at rear stairs areas



2.4 Item 5(Picture) Missing step height, uneven step height

(1) Missing some handrails at front steps.



2.4 Item 6(Picture) Front retaining wall damage

Sidewalks exhibit deterioration, damaged areas and potential trip hazards.

Driveway exhibits advanced deterioration and appears at end of life.

Missing handrails at front right steps, and step heights aren't even.

Retaining wall exhibits deterioration and some damaged areas.

Further evaluation by a qualified licensed contractor is recommended with repairs to follow as needed.

(2) Rear handrails and stoop appear old, weathered with chipping paint damaged areas and missing pickets.

Further evaluation by a qualified licensed contractor is recommended with repairs to follow as needed.

Estimate for basic repairs only. Actual costs may be higher.

2.5 EAVES, SOFFITS, FASCIAS AND TRIM AREAS

Comments: Inspected, Repair or Replace



2.5 Item 1(Picture) Example of cracked caulk at window



2.5 Item 2(Picture) Loose soffit at rear

(1) Cracked caulking was seen at exterior areas such as at windows and siding areas. Recommend re-caulking maintenance performed as needed throughout the exterior.

Loose soffit at rear right.

Recommend to perform maintenance and repairs as needed throughout the exterior trim areas.

Estimate for basic repairs only. Actual costs may be higher.

(2) Chipping paint seen at several areas. Paint may be lead based. Recommend to perform maintenance and repairs as needed throughout the exterior trim areas.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. We recommend that all exterior door locks be changed upon occupancy, and to ensure all related locking hardware is properly adjusted and functional.

3. Interiors

Styles & Materials

Floor covering(s) material

appearance:

Carpet

Tile

Vinyl

Slab

Extra Info : Upstairs bedroom

missing floor covering

Inspection Items

3.0 CEILINGS

Comments: Inspected, Repair or Replace



3.0 Item 1(Picture) Moisture stains in kitchen ceiling

Moisture stains on kitchen ceiling.

These leaks are likely from bathroom above. Further evaluation is recommended by a qualified contractor with repairs to follow as needed.

3.1 WALLS

Comments: Inspected, Repair or Replace



3.1 Item 1(Picture) Water damage at bathroom window area

Appearance of moisture damage at upstairs bathroom lower window area.

Several damaged wall areas seen throughout.

Estimate includes visible areas only.



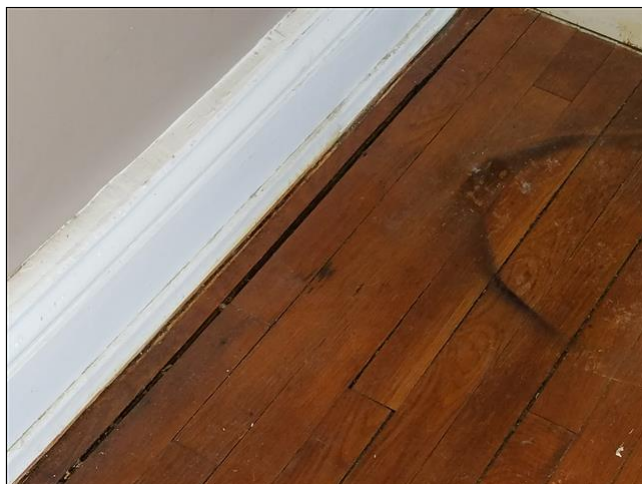
3.1 Item 2(Picture) Example of wall damage

3.2 FLOORS

Comments: Inspected, Repair or Replace



3.2 Item 1(Picture) Damaged tiles in kitchen



3.2 Item 2(Picture) Floor separation can indicate settlement



3.2 Item 3(Picture) No floor covering at rear bedroom
 (1) Damaged tiles in (including but not limited to) kitchen.

Wood floors appear old with some damaged areas.

Some floor coverings missing.

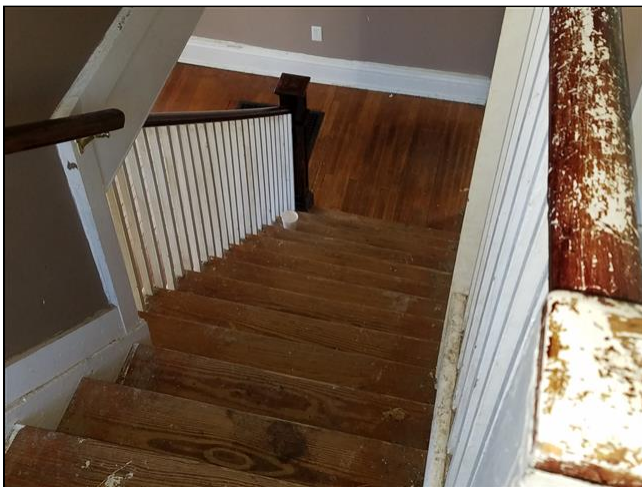
Anticipate significant refurbishment to wood flooring.

Recommend comprehensive further evaluation by qualified contractor(s) with repairs to follow as needed.

(2) Sloping floors and stairs observed at several areas. This can indicate structural settlement has occurred. The cost associated with leveling the floors may be substantial. Consult with a structural engineer or qualified contractor for more information.

3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected, Repair or Replace, Potential Safety Concern



3.3 Item 1(Picture) Loose handrails
 All stairs handrails are loose.



3.3 Item 2(Picture) Sloping basement stairs

Attic pull down stairs are in disrepair and potentially unsafe; repairs recommended.

Basement stairs are leaning. Basement handrail not safe by today's standards.

Further evaluation is recommended by qualified specialist(s) with repairs to follow as needed.

Estimate for basic repairs only, actual repair costs may be higher.

3.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected, Repair or Replace



3.4 Item 1(Picture) Cabinet door can't close



3.4 Item 2(Picture) Cabinet door fell off

Cabinet door hits wall in bathroom, can't fully close.

Loose cabinet door in kitchen.

3.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace



3.5 Item 1(Picture) Door damage upstairs

Some interior doors need adjustment or minor repair to shut properly.

Damage seen at few doors.

Doors missing at front bedrooms.

3.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace



3.6 Item 1(Picture) Front bedroom window nailed shut 3.6 Item 2(Picture) Broken window in kitchen
 (1) Front bedroom window is nailed shut; doesn't properly operate.

Window damage in kitchen.

Further comprehensive evaluation by qualified contractor is recommended, with repairs to follow as needed, including any additional repairs discovered at subsequent inspections.

Estimate for basic repairs only. Actual costs may be higher.

(2) While not perfect, the windows that were operated appeared to be in serviceable condition.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. A representative sample of windows will be inspected. Please be aware that the inspector has your best interest in mind. If applicable any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structural Components

Styles & Materials

Method used to observe Crawlspace:

From entry
 Crawled accessible areas
 Some areas visually obstructed (by insulation, ducts etc.)

Foundation:

Masonry block
 Brick
 Not fully visible

Columns or Piers:

Brick piers

Method used to observe Attic:

Inspected from accessible floored areas
 Entered

Floor Structure:

Wood joists
 Wood beam(s)
 Not fully visible

Roof Structure:

Rafter and joist framing
 Not fully visible

Roof-Type:

Gable

Attic access:

Pull Down stairs
 Extra Info : No attic access seen for rear addition, this area not inspected

Inspection Items

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected, Repair or Replace

(1) Hole in slab near sump.

Estimate for basic and minor repairs only.

(2) Large stair step crack at rear corner. Maximum crack width is approximately 1/2 inch.

Further evaluation by qualified professional(s) with repairs to follow as needed is recommended.



4.0 Item 1(Picture) Foundation crack at rear corner



4.0 Item 2(Picture) Removing this crawlspace access panel may damage drain. Crawlspace access isn't readily accessible

(3) Access to crawlspaces is limited, not readily accessible and access panel at rear doesn't make a tight fit (pests could enter). Rear addition crawlspace opening is smaller than usual, making access difficult. As such the crawlspace areas were not entered and were inspected from the access; this is a limited inspection of components within crawlspaces. Fallen insulation significantly limits visual inspection also.



4.0 Item 3(Picture) Covered areas of foundation not inspected

(4) Much of the foundation walls are concealed by insulation/vapor barrier and are not visible to be inspected. Structural defects if present could potentially be hidden.



4.0 Item 4(Picture) Small puddle in basement

(5) Small puddles seen on vapor barrier in basement. Water source is unknown.

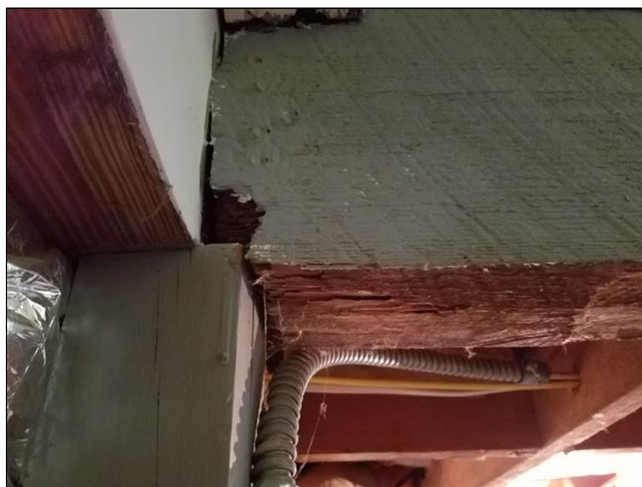
Further evaluation by qualified professional(s) with repairs to follow as needed is recommended.

4.1 FLOORS (Structural)

Comments: Inspected, Repair or Replace



4.1 Item 1(Picture) Appearance of insect damaged joist at rear of basement



4.1 Item 2(Picture) Beam damaged near basement stairs



4.1 Item 3(Picture) Appearance of insect damage at stairs stringer area

(1) Small amount of wood destroying insect damage seen at basement joists at several areas.

Appearance of previous repairs seen at floor structure at several areas.

A wood destroying organism inspection with treatment(s) to follow as needed is recommended by qualified contractor.

Further evaluation and correction as needed is recommend by qualified specialist(s).

(2) Fallen insulation significantly limits view of rear crawlspace.



4.1 Item 4(Picture) Moisture stains at rear of basement

(3) Appearance of moisture stains at rear of basement at band board area.


Further evaluation and correction as needed is recommend by qualified specialist(s).

4.2 CEILINGS (structural)

Comments: Inspected

4.3 ROOF STRUCTURE AND ATTIC

Comments: Inspected, Warrants Attention



4.3 Item 1(Picture) Newer structure at rear roof in attic
 Rear half of roof structure appears to have been replaced. Reason for replacement is unknown. Perhaps repairs were performed from an insurance claim? Recommend to check for past insurance claims at this property.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase (if applicable). It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Note that the appearance of mold is seen in most crawlspaces, and is likely also in this property's crawlspace, even if not mentioned in this report. If the Client(s) wish to obtain information on mold they are advised to purchase a comprehensive mold inspection. This inspection specifically disclaims identifying mold.

5. Plumbing System

Styles & Materials

Plumbing Water Supply (into home):

Black hose

Plumbing Water Distribution:

CPVC
 Not fully visible
 Pipe insulation conceals some pipes

Plumbing Waste:

PVC
 Not fully visible

Water Heater Power Source:

Electric

Water Heater Capacity:

50 Gallon

Water Heater Location:

Basement

Water shut off valve location:

Basement

Fuel Main Shut Off Valve Location:

N/A

Inspection Items

5.0 PLUMBING: DRAIN, WASTE, VENT, SUPPLY, KITCHEN AND BATHROOMS

Comments: Inspected, Repair or Replace



5.0 Item 1(Picture) Loose drain at side



5.0 Item 2(Picture) Mold under kitchen sink

5.0 Item 3(Picture) Leaking fixture
(1) Loose condensate drain at left side.

5.0 Item 4(Picture) Cracked backsplash

Upstairs hall full bathroom: tub not secured to floor, toilet loose on floor,

Kitchen: sink fixture leaks, appearance of mold under sink, wet under sink from leak.

1st floor full bathroom: leaks at shower fixture and head, loose shower head, water runs continuously at tub, sink back splash cracked, sink counter cracked, hot and cold reversed at sink,

A sewage odor was noted in basement. This can indicate a drain leak that's not visible at time of inspection.

Further comprehensive evaluation by qualified plumber with repairs to follow as needed is recommended.

Estimate for basic repairs only. Actual costs may be higher. Excludes mold remediation, if needed.

(2) Exterior hose bib appear to be winterized; not operated.

5.1 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected, Warrants Attention

The water heater may be nearing the end of its anticipated lifespan. It may need repair or replacement in near future.

5.2 MAIN WATER SHUT-OFF DEVICE (not operated)

Comments: Inspected

5.3 FUEL STORAGE AND DISTRIBUTION SYSTEMS

Comments: Not Present

5.4 MAIN FUEL SHUT OFF

Comments: Not Present

5.5 SUMP PUMP

Comments: Inspected, Repair or Replace



5.5 Item 1(Picture) No sump pump present

It appears a sump is installed, but not a pump and missing some associated piping.

Further evaluation by qualified contractor with repairs to follow as needed is recommended.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Non-metallic sheathed electrical cable
Clothe sheathed wire
Not fully visible

Location of Electric Panel(s):

Kitchen area

Inspection Items

6.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

6.2 BRANCH CIRCUIT CONDUCTORS

Comments: Inspected, Repair or Replace



6.2 Item 1(Picture) Uncovered wires in bathroom
Uncovered wires in bathroom.

Several unsupported wires seen laying on ground in crawlspace. Wiring should be properly supported off of the ground.

6.3 ELECTRIC RECEPTACLES, SWITCHES AND CEILING FANS

Comments: Inspected, Repair or Replace



6.3 Item 1(Picture) Loose components at light



6.3 Item 2(Picture) Example of non functional lights



6.3 Item 3(Picture) Fan excessively wobbles



6.3 Item 4(Picture) Missing and drooping blades in living room



6.3 Item 5(Picture) Cover missing at rear



6.3 Item 6(Picture) Example of loose receptacle in front bedroom



6.3 Item 7(Picture) Exposed wires, missing light
Front exterior light post has loose components.

Many non functional lights noted, some with missing bulbs.

Ceiling fan wobbles excessively at front bedroom.

Fan in living room missing blade, and drooping blades; not operated.

Rear exterior receptacle missing cover

Loose receptacles observed at (including but not limited to): front bedrooms, front living room, front "study" room (missing cover plates also).

Exposed wires in dining room.

Further comprehensive evaluation and repairs as needed by a qualified electrician is recommended, to include repair of other electrical defects that may be discovered as a result of this further evaluation process.

Estimate for basic repairs only. Actual costs may be higher.

6.4 SMOKE DETECTORS

Comments: Inspected, Repair or Replace, Potential Safety Concern



6.4 Item 1(Picture) Missing detector upstairs

Install smoke detectors inside the house at appropriate locations (such as in hallways and bedrooms).

6.5 CARBON MONOXIDE DETECTORS

Comments: Not Present

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected. The inspector tests a representative sample of receptacles. Smoke detector batteries should be replaced and the detectors tested upon occupancy. Replace smoke detectors if they're old than 7 years, or when their warranty expires. Carbon monoxide detectors should be properly installed and functional if the house has a fireplace, garage, or uses oil, gas, propane or wood for heating. Any repair items mentioned in this report should be considered before purchase (if applicable). It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

Styles & Materials

Heat Type:

Heat Pump Forced Air (also provides cool air)

Energy Source:

Electric

Number of Heat Systems (excluding fireplaces):

One

Furnace/Air Handler location(s):

Attic

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Number of AC Only Units:

None

Types of Fireplaces:

Older shallow type

Fireplace blower:

None

Heat Pump / Air Conditioning Unit

Observations:

Cold air blowing from registers observed

Inspection Items

7.0 HEATING EQUIPMENT

Comments: Inspected

Heat pumps are only operated in either heating or cooling mode during this inspection. The heat was not operated at the heat pump(s) as it can result in equipment damage.

7.1 NORMAL OPERATING CONTROLS

Comments: Inspected

7.2 DISTRIBUTION SYSTEMS

Comments: Inspected, Repair or Replace



7.2 Item 1(Picture) Example of moldy register

(1) Appearance of mold seen on some ceiling registers upstairs.

Further evaluation by a qualified mold remediation contractor with repairs to follow as needed is recommended.



7.2 Item 2(Picture) Duct too long and laying on ground

(2) Some ducts seen making ground contact in crawlspace. Duct length appears excessive at at least one duct in crawlspace.

Further evaluation by a qualified HVAC contractor with repairs to follow as needed is recommended.

Estimate for basic repairs only.

7.3 FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

7.4 FIREPLACES, WOOD STOVES, GAS LOGS

Comments: Inspected, Repair or Replace



7.4 Item 1(Picture) Deteriorated firebox

(1) Fireplace: no damper, deterioration in firebox.

(2) The bedroom fireplace is small and probably was intended for coal. This fireplace is old and is not considered safe to use until inspected by a certified chimney sweep. It may be possible to convert this small fireplace to gas or LP logs, but in bedrooms gas logs must be vented. Non-vented gas logs are not approved for bedrooms. Also, because of the small size, it may be difficult to find a set of gas logs for this fireplace.

7.5 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Any repair items mentioned in this report should be considered before purchase (if applicable). It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All HVAC equipment should be professionally serviced by a licensed contractor at least once per year, and is recommended now if it's unknown when the last servicing was performed. Change air filters approximately every 3 months or as otherwise directed by the equipment or filter manufacturer instructions. Change the air filter now if you don't know when it was last changed or it looks dirty. Home Inspex and home inspector(s) are not responsible for improperly maintained equipment. Note that heat pumps are operated in either heating or cooling mode during the inspection. Prefabricated fireplaces and gas logs should be professionally serviced at least once per year, and is recommended now if it's unknown when fireplace was last serviced. A permit may be required by the local government when converting a wood burning fireplace to gas or propane. Home Inspex does not check for permits.

8. Insulation and Ventilation*Styles & Materials***Attic Insulation:**

Cellulose
Fiberglass

Attic Ventilation:

Soffit Vents
Ridge vents

Bathroom Ventilation:

Fan(s) (operated)
Window(s)

Dryer power source and laundry area access:

240 Electric
Clothes dryer operated briefly

Floor System Insulation:

Fiberglass batts

Vapor Barrier:

Not present

Inspection Items

8.0 INSULATION IN ATTIC

Comments: Inspected

8.1 INSULATION UNDER FLOOR SYSTEM (at visible areas)

Comments: Inspected, Repair or Replace

**8.1 Item 1(Picture) Example of backwards insulation**

Some insulation appears backwards at rear crawlspace and in basement.

Several pieces of loose or fallen floor insulation was observed in the crawlspace. The insulation should be properly installed to perform as intended.

8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE)

Comments: Inspected, Repair or Replace

A vapor barrier is not present in the crawlspaces. A vapor barrier is recommended.

8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected, Repair or Replace

(1) Lint accumulation seen in crawlspace indicates vent is/has leaked or been disconnected.

(2) The bathroom vent termination was not seen; it's unknown where this vent exhausts.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Inspection of HVAC damper systems and components is beyond the scope of this inspection. Dryer vents should be cleaned about once per year, depending on dryer use. Bathroom vents should be inspected and cleaned as needed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase (if applicable). It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances

Styles & Materials

Range/Oven:

Electric

*Inspection Items***9.0 DISHWASHER**

Comments: Not Present

9.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

9.2 RANGE HOOD

Comments: Inspected

9.3 FOOD WASTE DISPOSER

Comments: Not Present

9.4 BUILT - IN MIRCROWAVE

Comments: Not Present

The built-in appliances of the home were inspected and reported on with the above information. The ability of the microwave to heat food was not tested. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase (if applicable). It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. General Notes*Inspection Items***10.0 General Notes**

Comments: Inspected, Warrants Attention

Recommend to verify if what appears to be additions or improvements are permitted by the county in jurisdiction.

Recommend to verify that the advertised and assessed square footage are roughly the same.

Given the evidence of visible mold and/or moisture stains seen at this inspection, a mold inspection is recommended.

Given the year this house was built it may contain lead based paint. This inspection does not test for lead.

House has blemishes, dings and shows some signs of neglect. Note that vacant properties such as this can present additional liabilities.

Vacant properties may not have had their systems (such as HVAC and plumbing) used in the active capacity that they will be used when they are occupied. It is possible that deficient conditions may not be noticeable until systems are stressed when the house is being occupied.



INVOICE

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Inspected By: Eric Babcock

Inspection Date: 4/26/2018
Report ID:

Customer Info:	Inspection Property:
Johny Homebuyer Customer's Real Estate Professional: Susie Sellsmore	123 Richmond Dr Richmond VA 12345

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection Fee	475.00	1	475.00
			Tax \$0.00
			Total Price \$475.00

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