



Inspection Report

Property Address:
6013 Somewhere Ln



Protect Inspect LLC
Timothy Zenobia
VA-3380000689 NRSB-16SS022
ASHI Certified Inspector, Certified Mold Inspector
Radon Measurement Specialist



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Date: 4/12/2019	Time: 11:00 AM	Report ID: 6013Somewhere
Property: 6013 Somewhere Ln	Customer:	Real Estate Professional:

Dear Client,

Thank you for choosing Protect Inspect LLC to perform your home inspection. This inspection report serves to make observations concerning visible deficiencies at the time of inspection of the home and attached components as agreed upon for inspection, and to provide you with important information that can help with the decision making process about this home. Please keep in mind that this inspection and report do not imply that every possible deficiency or potential future problem was discovered. Limitations on access, lighting, time, weather, and concealment may have prevented observation or detection of some deficiencies - even ones that appear obvious later. Visual Inspections are not technically exhaustive they do not disassemble equipment-they do not involve destructive or invasive tests-and do not move furniture, personal property or stored items. Your inspection will include a review of the condition of the home's heating system, central air conditioning system (temperature permitting), interior plumbing, electrical systems, roof, attic, visible insulation, walls, ceilings, floors, windows, doors, foundation, basement, and visible structure. Additional testing may be performed or recommended such as mold testing, radon testing, or other environmental testing which would be included in a separate report.

A noted deficiency may require further evaluation by a qualified specialist 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. Trade specialists use equipment and invasive procedures not available to a home inspector and can identify additional deficiencies or required upgrades that could affect your overall evaluation of this home. Failure to correct deficiencies or safety hazards within a timely manner and by the proper professional can lead to additional property damage (sometimes extensive) and or personal injury or death.

Keep in mind, the report is effectively a snapshot of the house—recording the conditions on a given date and time. Home inspectors cannot predict future events, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report. A home inspection is not protection against future failures. Components like air conditioners and heat systems can and will break down. A home inspection attempts to reveal the condition of the component at the time the component was inspected. For protection from future failure you may want to consider a home warranty. A home inspection is not an appraisal that determines the value of a home. Nor will a home inspector tell you if you should buy this home. A home inspection is not a code inspection, which verifies local building code compliance. Homes built before code revisions are not obligated to comply with the code for homes built today. Home inspectors will report findings when it comes to safety concerns that may be in the current code such as ungrounded outlets above sinks. A home inspector thinks "Safety" not "Code" when performing a home inspection.

Protect Inspect endeavors to perform all inspections in substantial compliance with the Home Inspector Licensing Regulations of the Commonwealth of Virginia. A copy of the Virginia Home Inspector Licensing Regulations can be found at: http://www.dpor.virginia.gov/uploadedFiles/MainSite/Content/Boards/ALHI/A506-33REGS_HI.pdf Within these regulations are defined the Minimum Standards for Conducting Home Inspections and the Standards of Conduct and Practice. We encourage you to read the Licensing Regulations so that you clearly understand what things are included in the home inspection and report. The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without the express written consent of Protect Inspect LLC.

Again, thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email us at 703-401-8881, protect.inspect@gmail.com

Sincerely,
Protect Inspect LLC

Comment Key and 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 inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting, such as but not limited to: inaccessibility to area/item; lack of visibility; disconnected power or utilities; unsafe or potentially unsafe conditions; may cause damage to the system; or is out of scope.

Unsafe = A condition, system or component that is judged by the inspector to be a significant risk of serious bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, absence, or a change in accepted residential construction practices.

Repair or Replace = The item, component or unit is not functioning as intended, significantly deficient or defective, and or needs further evaluation by a qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Improvement or Maintenance = Denotes a system or component that should receive normal maintenance, minor repair, or updating for improvement. These may be items identified for upgrade to modern construction or increased safety standards and may be in either functional/marginal condition and still recommended for improvement.

Monitor = Monitoring recommended denotes a system or component needing further observation, and/or checking the progress or quality of the system or component over a period of time, in order to determine if correction is needed.

In Attendance:

Client's Agent

Type of building:

Townhome

Approximate age of building:

Over 30 Years

Temperature:

70-75 (F)

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Utilities:

Electricity was on at the time of inspection,
Water was on at the time of inspection

Radon Test:

No

1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:

Brick veneer
Aluminum Siding

Exterior Entry Doors:

Steel

Appurtenance:

Porch
Walk out basement

Items

1.0 Wall Cladding

Inspected

1.1 Eaves, Soffits, Fascias and Trim and Flashing

(1) Areas of failing/rotting exterior wood trim.



1.1 (Picture 1)



1.1 (Picture 2)



1.1 (Picture 3)

(2) Transition from aluminum siding to brick facade has negative grade, expect water to pool. Area has been heavily caulked from prior repairs. Recommend installing trim cap that slopes away from the home to allow water run off.



1.1 (Picture 4)



1.1 (Picture 5)

1.2 Decks, Balconies, Areaways, Porches, Patios, and Applicable Railings

Areas of prior caulking repairs to mortar under front porch. Recommend professional tuck point repair as needed.



1.2 (Picture 1)

1.3 Walkways, Stoops, Steps and Applicable Railings

Inspected

1.4 Exterior Doors

Inspected

1.5 Windows from Exterior

Inspected

1.6 Grading, Drainage

Inspected

1.7 Vegetation

Overgrown vegetation in contact or growing over structure. Trim back all vegetation at least one foot from structure.



1.7 (Picture 1)



1.7 (Picture 2)

1.8 Driveways

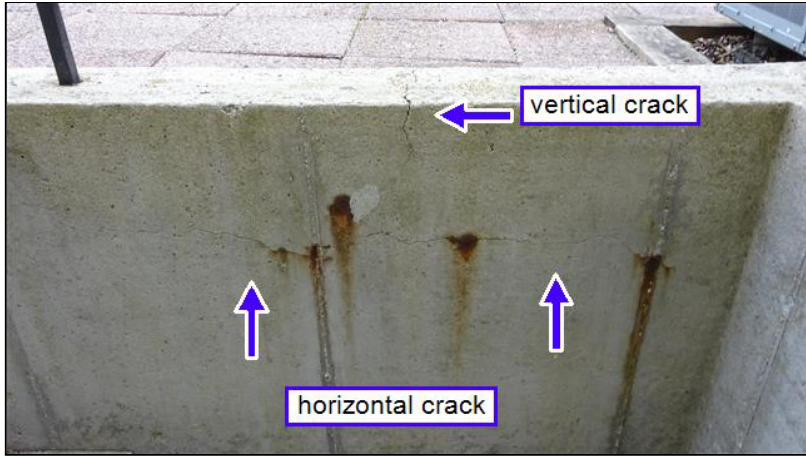
Inspected

1.9 Retaining Walls

(1) Negative grading and poor drainage surrounding basement walkout retaining wall. Horizontal and vertical cracking on concrete retaining wall. Grading must be improved to prevent further structural damage. Repair existing cracks by a qualified contractor. Improve patio to encourage moisture to flow away from the retaining wall. Extend downspout beyond Heat pump condenser and add gravel to soil bed.



1.9 (Picture 1)



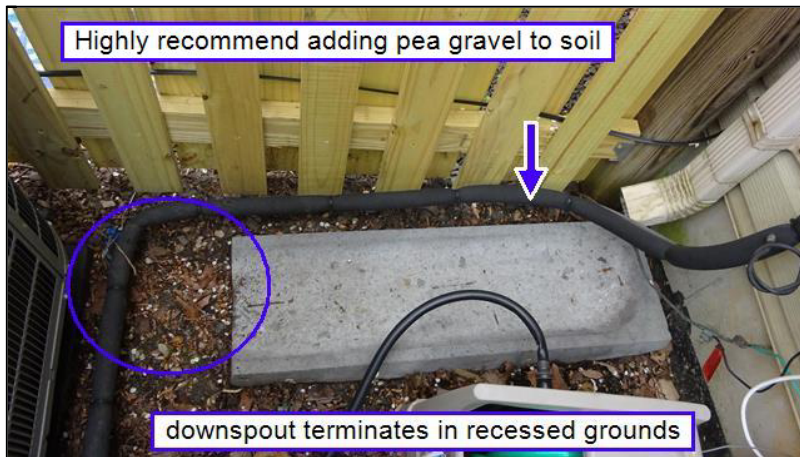
1.9 (Picture 2)



1.9 (Picture 3)



1.9 (Picture 4)



1.9 (Picture 5)

(2) FYI: Always keep this drain free of leaves and debris to prevent clogging.



1.9 (Picture 6)

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.

2. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:
3-Tab fiberglass

Viewed roof covering from:
Binoculars

Items

2.0 Roof Coverings

(1) Damaged/missing roofing tile.



2.0 (Picture 1)

(2) Considerable amount of moss on the rear corner of roof. Moss can reduce the life span of the roof coverings and cause leaks in the attic. Recommend professional cleaning.



2.0 (Picture 2)

2.1 Flashings

Inspected

2.2 Skylights, Chimneys and Roof Penetrations

Inspected

2.3 Roof Drainage Systems

Inspected. See exterior retaining wall comments on drainage.

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, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. 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.

3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete
Portions Not Visible

Floor Structure:

Wood joists
Portions Not Visible

Wall Structure:

Wood
Portions Not Visible

Columns and Beams:

Steel I-Beams and steel post/columns
Portions Not Visible

Ceiling Structure:

Wood Joist
Portions Not Visible

Roof Structure:

Engineered wood trusses
Portions Not Visible

Roof-Type:

Gable

Attic info:

Scuttle hole

Items

3.0 Foundation Floors

Inspected

3.1 Foundation Walls

Inspected. Basement poured concrete foundation wall partially visible due to personal possessions.



3.1 (Picture 1)

3.2 Columns and Beams

Inspected

3.3 Floor Structure

Inspected

3.4 Wall Structure

Inspected

3.5 Ceilings Structure

Inspected

3.6 Roof Structure and Attic

Inspected

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. 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. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown
Fiberglass

Ventilation:

Ridge vents
Soffit Vents
Thermostatically controlled fan

Exhaust Fans:

Bathrooms

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

None

Method of Attic Inspection:

Viewed and walked in the Attic

Items

4.0 Attic Access

Inspected

4.1 Insulation in Attic

(1) Inspected. FYI Insulation is generally adequate.



4.1 (Picture 1)

(2) Uneven areas of insulation in attic space. This will contribute to decreased energy efficiency.



4.1 (Picture 2)

4.2 Insulation Under Floor System

Not Visible

4.3 Ventilation of Attic and Foundation Areas

(1) Deteriorated baffles in the attic soffits. Replace.



4.3 (Picture 1)

(2) Possible nest or vegetation in rear corner soffit. Appears inactive, recommend removal.



4.3 (Picture 2)

4.4 Ventilation Fans and Thermostatic Controls in Attic

Attic power ventilator fan inoperable. Thermostat knob missing, could not be activated. Repair as needed.



4.4 (Picture 1)



4.4 (Picture 2)

4.5 Venting Systems (Kitchens, Baths and Laundry)

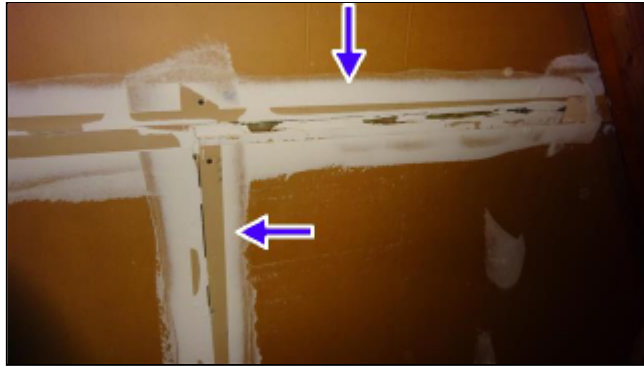
Inspected

4.6 Fire Wall Separation

Firewall separation joints deteriorated. Repair all open joints to maintain firewall separation.



4.6 (Picture 1)



4.6 (Picture 2)

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. 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.

5. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet

Hardwood T&G

Tile

Window Types:

Single-hung

Sliders

Additional:

There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors was restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Items

5.0 Ceilings

Inspected

5.1 Walls

Fungal-like stains and moisture damage on peg board behind interior heat pump. Fungal-like stains adjacent to the HVAC. Have further evaluated/tested by a certified mold inspector. Correct any active sources of moisture and remediate as needed by a qualified specialist.



5.1 (Picture 1)



5.1 (Picture 2)

5.2 Floors

Inspected

5.3 Steps, Stairways, Balconies and Railings

(1) Potential Safety concern: The opening between the stairwell Balusters (vertical posts comprising barrier in railings) is greater than 4" which can pose a threat to toddlers. Although wider spacing was adequate when home was built -- modern building safety standards is now a maximum of 4" between balusters. Consider installing appropriate safety guard as determined.



5.3 (Picture 1)

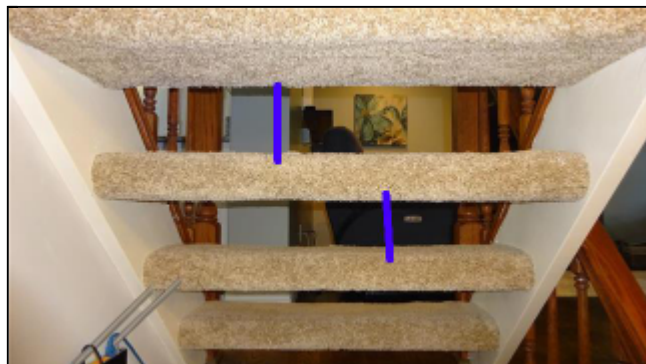


5.3 (Picture 2)



5.3 (Picture 3)

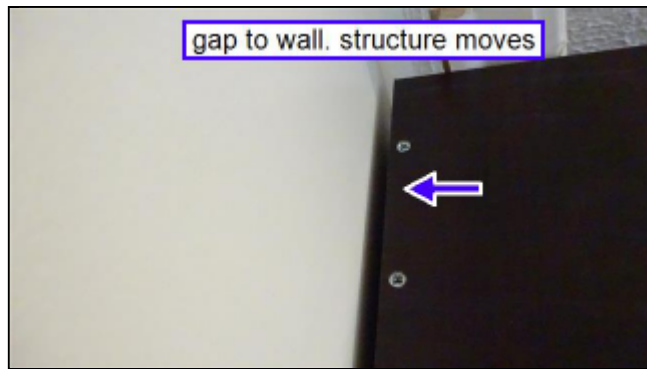
(2) Potential Safety Concern: Open risers on stairwell can present a safety concern to infants, children and small animals. Recommend closing risers.



5.3 (Picture 4)

5.4 Counters and Cabinets (representative number)

(1) Basement murphy bed is not fully secured to the wall. This could present a serious safety concern and must be corrected.



5.4 (Picture 1)

(2) Potential Safety Concern: Overhead toilet storage unit is not secure.



5.4 (Picture 2)

5.5 Doors (representative number)

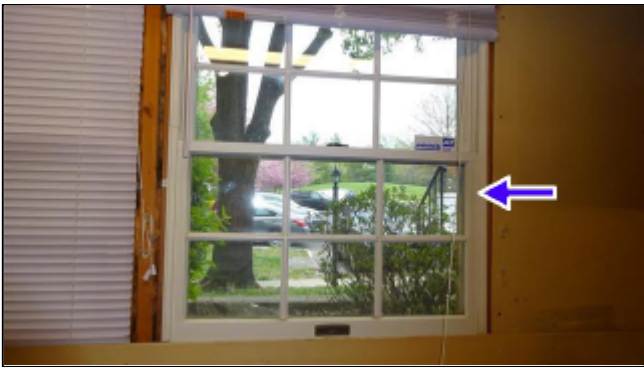
Main level powder room door is not level. Closes on its own.



5.5 (Picture 1)

5.6 Windows from Interior

Unsafe: Basement furnace room window slams shut. Spring missing/broken.



5.6 (Picture 1)

5.7 Closets

Inspected

5.8 Emergency Escape & Rescue

(1) FYI: Emergency Escape: Keep rope/emergency ladders at strategic locations in upper level for emergency escape - these need to be in place the day of move in.

(2) FYI: Fire Extinguishers: Keep at least one fire extinguisher on each level, and a kitchen specific fire extinguisher in the kitchen - these need to be in place the day of move in.

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. 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.

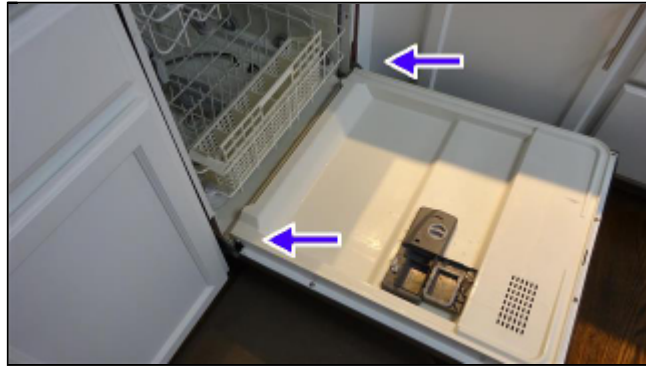
6. Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Items

6.0 Dishwasher

(1) Dishwasher door spring faulty.
Door falls open.



6.0 (Picture 1)

(2) The dishwasher drain line was not installed with an air gap or drain loop. This can allow the dishwasher to siphon dirty water back into the dishwasher.



6.0 (Picture 2)

6.1 Ranges/Ovens/Cooktops

Inspected



6.1 (Picture 1)

6.2 Food Waste Disposer

Inspected

6.3 Microwave Cooking Equipment

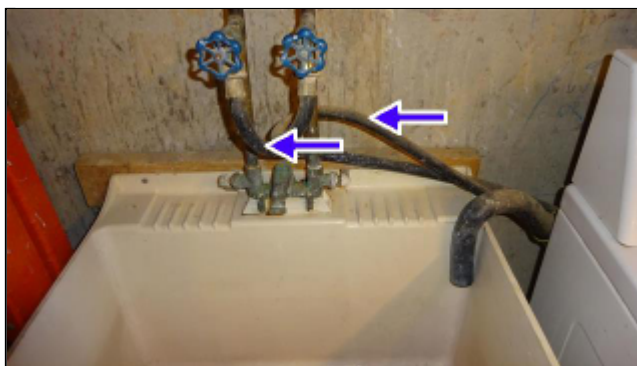
Inspected

6.4 Refrigerator

Inspected

6.5 Clothes Washer

Highly recommend upgrading to the braided metal washing machine water supply hoses instead of the rubber ones--which are prone to burst.



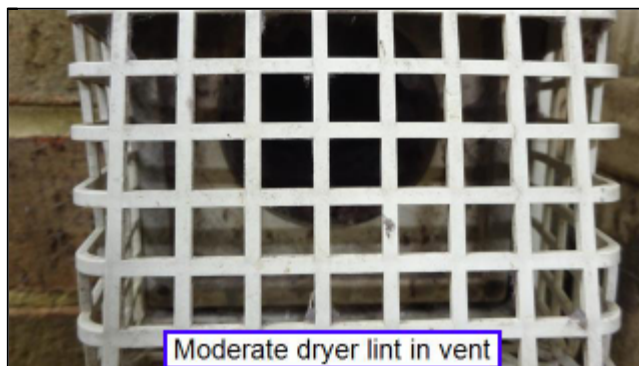
6.5 (Picture 1)

6.6 Clothes Dryer

Inspected

6.7 Dryer Vent/Vents

Moderate volume of lint in dryer vent and behind appliance. Have vent professional cleaned.



Moderate dryer lint in vent

6.7 (Picture 1)

The built-in appliances of the home were 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.

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:

Heat Pump Forced Air (also provides cool air)

Energy Source:

Electric

Heat System Brand:

CARRIER

Manufacture Date(s) of Heating System:

2013

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:

Electricity

Central Air Brand:

CARRIER

Manufacture Date(s) of Cooling System:

2013

Items

7.0 Heating System

Inspected. Heat pump air handler Carrier 2013. Recommend yearly clean and service as maintenance.



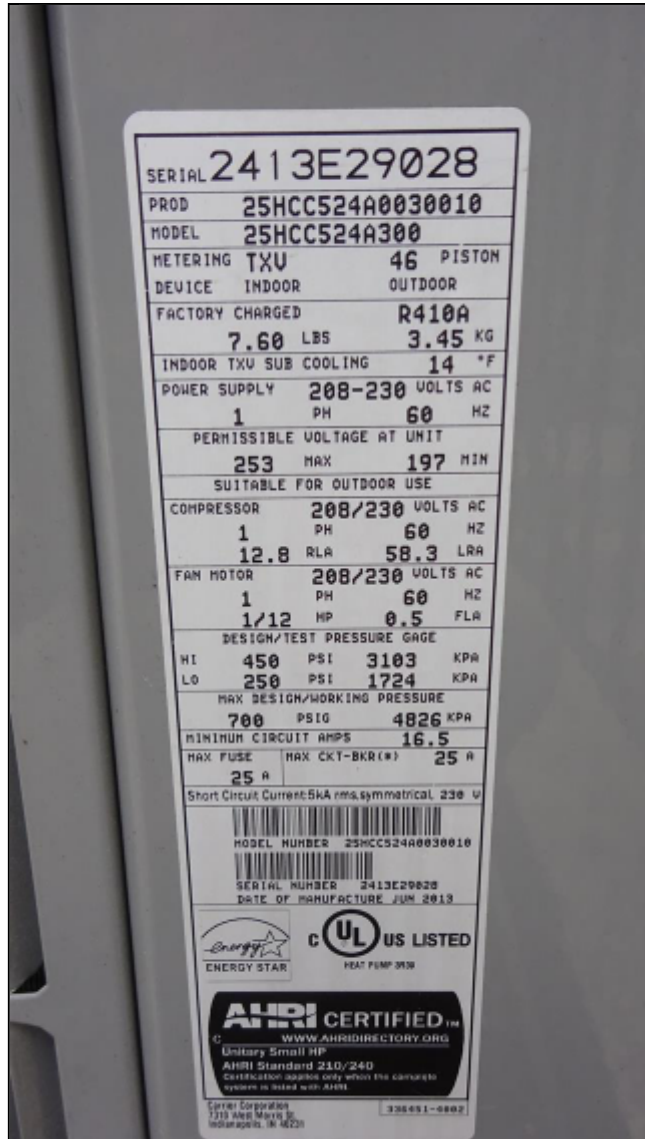
7.0 (Picture 1)

(1) The exterior heat pump compressor is not level. This can affect system performance and shorten service life. Level unit/pad and or ground underneath.



7.3 (Picture 1)

(2) Heat pump compressor data tag.
2013 Carrier



7.3 (Picture 2)

7.4 Fuses or Circuit Breakers

Inspected

7.5 Distribution Systems (including fans, pumps, ducts and piping, air filters, registers, etc...)

The heat pump filter is damaged and stuck inside the air handler.



7.5 (Picture 1)

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. 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. 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.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Main Water Shut Off Location: Front Wall of Basement	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Copper
Drain/Waste/Vent: Thermoplastic PVC (Polyvinyl Chloride) - normally white in color	WH Manufacturer: RHEEM	Water Heater Power Source: Electric
Water Heater Capacity: 50 Gallon	Manufacturer Date of Water Heater: 2018	

Items

8.0 Plumbing Drain, Waste and Vent Systems

(1) Active drain leak and damage to the vanity drawer in upstairs hall bathroom. Drawer under drain also obstructed by drain preventing proper closure.



8.0 (Picture 1)



8.0 (Picture 2)

(2) Main level powder room drain has leaked. No current leak.



8.0 (Picture 3)

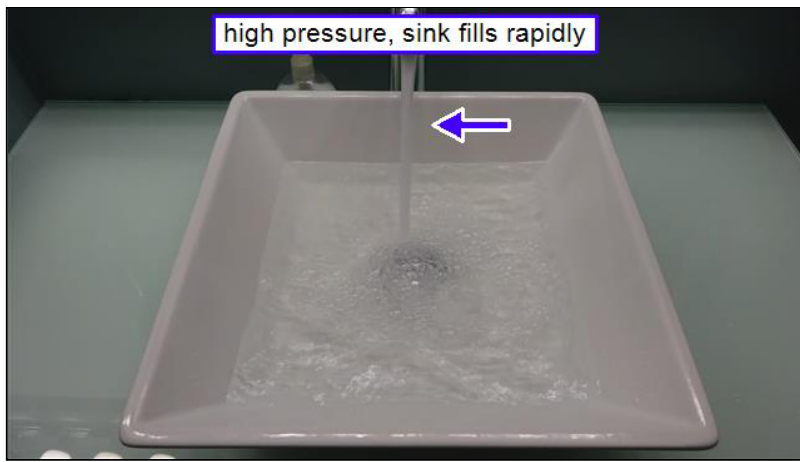
(3) Heavy amount of plumbers putty applied to kitchen sink drain. This usually indicates there has been a leak. No visible current leak.



8.0 (Picture 4)

8.1 Plumbing Water Supply, Distribution System

(1) Water pressure was generally high. The plumbing system may be prone to leaks in piping, fittings are other components. Recommend having a plumber measure the PSI and adjust the pressure regulator to reduce the pressure to under 80PSI. Note: Prior leak visible under the pressure regulator valve - have evaluated for replacement by plumber.

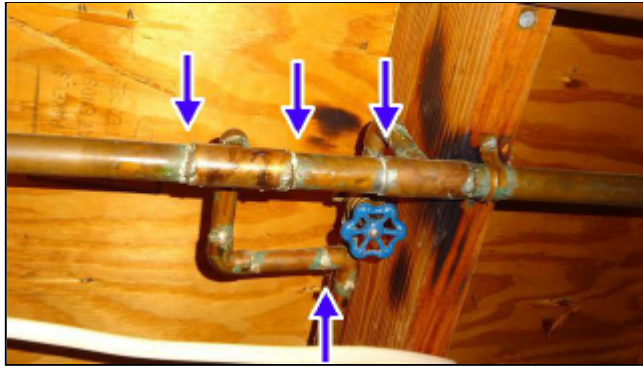


8.1 (Picture 1)

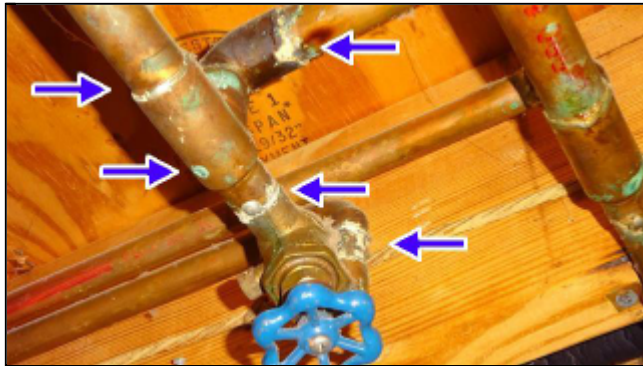


8.1 (Picture 2)

(2) Efflorescence observed on pipe joints in the furnace room ceiling suggests prior pin hole leaks. There were no visible active leaks in the copper branch piping at the time of inspection. Monitor for leakage or preemptively repair.



8.1 (Picture 3)



8.1 (Picture 4)

(3) Efflorescence observed on pipe joints in the furnace room ceiling suggests prior pin hole leaks. There were no visible active leaks in the copper branch piping at the time of inspection. Monitor for leakage or preemptively repair.

8.2 Tubs/Showers

Inspected

8.3 Fixtures and Basins

Toilet basin screws too long. Have cut to proper length by a plumber.



8.3 (Picture 1)



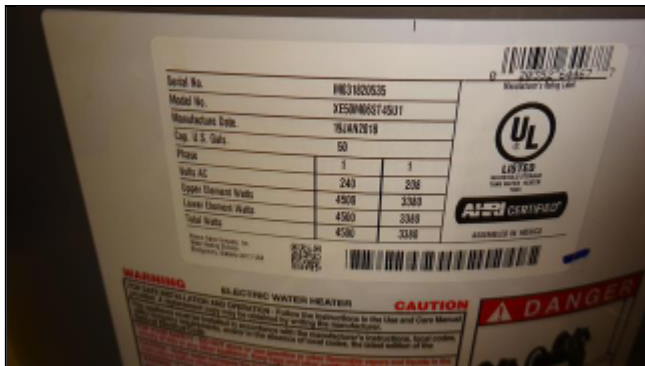
8.3 (Picture 2)

8.4 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected. Rheem hot water heater 2018



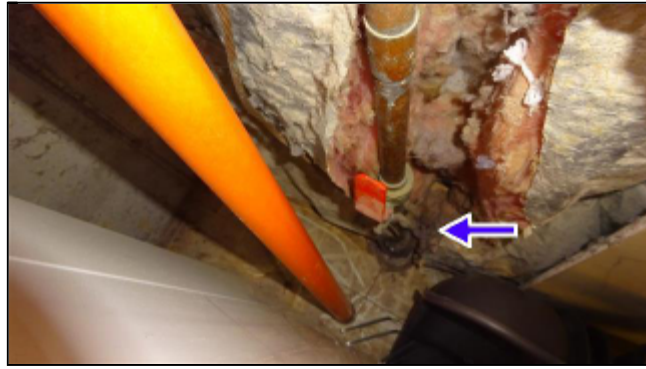
8.4 (Picture 1)



8.4 (Picture 2)

8.5 Main Water Shut-off

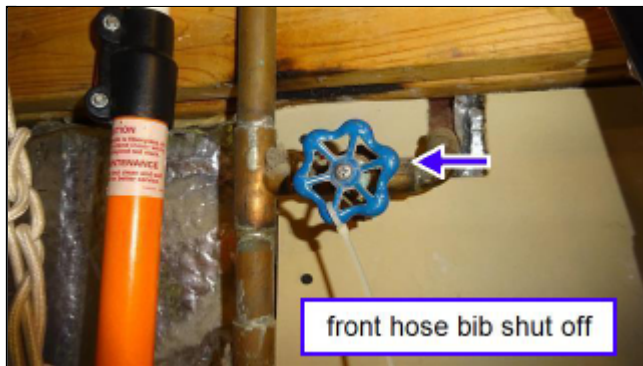
Inspected. Main shut off on front wall of furnace room to the side of the clothes dryer.



8.5 (Picture 1)

8.6 Hose Bibs/Shut Offs

(1) Inspected.



8.6 (Picture 1)

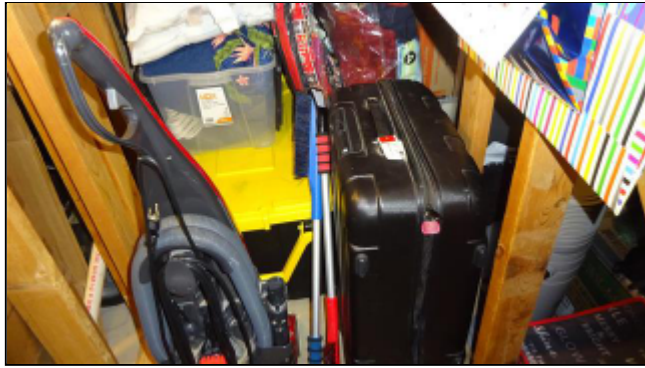


8.6 (Picture 2)

(2) MAINTENANCE: It is important to winterize pipes to exterior hose spigots during cold temperatures. Failure to do so could result in burst pipes or active leaking. FMI visit <http://plumbing.about.com/od/basics/a/Winterize-Outside-Faucets.htm>

8.7 Pumps

None visible. Furnace room and under stair storage occupied with heavy storage of personal items. Partial visibility.



8.7 (Picture 1)



8.7 (Picture 2)



8.7 (Picture 3)

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.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground

Amperage Rating of Service:

200 AMP

Main Disconnect Location:

200 Amp Breaker on Main panel

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Smoke Alarms:

Present

Carbon Monoxide Alarms:

Not Present

Items

9.0 Service Entrance Conductors

Not Inspected. See main panel comments.

9.1 Main Panel

The main panel cover could not be removed. All components associated with main panel could not be inspected. Framed decorative wood door over the electrical panel is smaller dimension than the electrical panel and cover. Frame of wood decorative door will need to be fully removed in order to access electrical panel wiring behind the cover. Remove decorative door for panel inspection and re install decorative door as needed to allow full access to panel.



9.1 (Picture 1)

9.2 Main Disconnect

Inspected



9.2 (Picture 1)

9.3 Service and Grounding Equipment, Main Overcurrent Device

Inspected

9.4 Branch Circuit Conductors/Wiring, Overcurrent Devices

Inspected

9.5 Connected Devices and Fixtures

Unsafe: Fixture above utility sink is installed with ungrounded handyman extension wiring and is not a fixture suitable for wet locations. Replace fixture and wiring by a licensed electrician.



9.5 (Picture 1)

9.6 Receptacles and Switches

Inspected

9.7 GFCI (Ground Fault Circuit Interrupters)

Unsafe: There is no GFCI protection for the kitchen outlets. Outlets are newly installed and not GFCI protected which suggests less than professional installation. Have licensed electrician install as needed.



9.7 (Picture 1)



9.7 (Picture 2)

9.8 AFCI (ARC Fault Circuit Interrupters)

Not Present

9.9 Smoke Alarms

Present. Replace all smoke alarms when they are 10 years old. Current residential fire safety requires smoke alarms on every level in the home including basements; AND inside every bedroom. Also, all smoke alarms should be interconnected, so activation of ONE alarm sets off ALL other alarms. Power should be supplied from the house electrical wiring as well as a battery backup. Smoke alarms should NOT be installed in the kitchen to prevent false alarms--keep at least 10 feet from a cooking appliance. IONIZATION type smoke alarm is generally more responsive to flaming fires. PHOTOELECTRIC smoke alarm is more responsive to slow smoldering fires. For the best protection, I recommend the Photoelectric alarm OR the combination-type (also known as dual sensor alarms). Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and or subjecting the detector to flame/heat and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.



Detectors were less than 10 years old

9.9 (Picture 1)



Add detectors to each sleeping space

9.9 (Picture 2)

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 or accessible. 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.

Repair or Replace Summary



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The following items or discoveries indicate that these systems or components are not functioning as intended, significantly deficient or defective, or need further inspection by a qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement. 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.

1. Exterior

1.9 Retaining Walls

(1) Negative grading and poor drainage surrounding basement walkout retaining wall. Horizontal and vertical cracking on concrete retaining wall. Grading must be improved to prevent further structural damage. Repair existing cracks by a qualified contractor. Improve patio to encourage moisture to flow away from the retaining wall. Extend downspout beyond Heat pump condenser and add gravel to soil bed.

2. Roofing

2.0 Roof Coverings

(1) Damaged/missing roofing tile.

4. Insulation and Ventilation

4.4 Ventilation Fans and Thermostatic Controls in Attic

Attic power ventilator fan inoperable. Thermostat knob missing, could not be activated. Repair as needed.

4.6 Fire Wall Separation

Firewall separation joints deteriorated. Repair all open joints to maintain firewall separation.

5. Interiors

5.1 Walls

Fungal-like stains and moisture damage on peg board behind interior heat pump. Fungal-like stains adjacent to the HVAC. Have further evaluated/tested by a certified mold inspector. Correct any active sources of moisture and remediate as needed by a qualified specialist.

5.4 Counters and Cabinets (representative number)

(1) Basement murphy bed is not fully secured to the wall. This could present a serious safety concern and must be corrected.

5.6 Windows from Interior

Unsafe: Basement furnace room window slams shut. Spring missing/broken.

6. Appliances

6.0 Dishwasher

(1) Dishwasher door spring faulty. Door falls open.

8. Plumbing System

8.0 Plumbing Drain, Waste and Vent Systems

(1) Active drain leak and damage to the vanity drawer in upstairs hall bathroom. Drawer under drain also obstructed by drain preventing proper closure.

9. Electrical System

9.5 Connected Devices and Fixtures

Unsafe: Fixture above utility sink is installed with ungrounded handyman extension wiring and is not a fixture suitable for wet locations. Replace fixture and wiring by a licensed electrician.

9.7 GFCI (Ground Fault Circuit Interrupters)

Unsafe: There is no GFCI protection for the kitchen outlets. Outlets are newly installed and not GFCI protected which suggests less than professional installation. Have licensed electrician install as needed.

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.

Improvement or Maintenance Summary



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Improvement/maintenance items denotes a system or component that should receive normal maintenance, minor repair, or updating for improvement. These may be items identified for upgrade to modern construction or increased safety standards and may be in either functional/marginal condition and still recommended for improvement.

1. Exterior

1.1 Eaves, Soffits, Fascias and Trim and Flashing

(1) Areas of failing/rotting exterior wood trim.

(2) Transition from aluminum siding to brick facade has negative grade, expect water to pool. Area has been heavily caulked from prior repairs. Recommend installing trim cap that slopes away from the home to allow water run off.

1.2 Decks, Balconies, Areaways, Porches, Patios, and Applicable Railings

Areas of prior caulking repairs to mortar under front porch. Recommend professional tuck point repair as needed.

1.7 Vegetation

Overgrown vegetation in contact or growing over structure. Trim back all vegetation at least one foot from structure.

2. Roofing

2.0 Roof Coverings

(2) Considerable amount of moss on the rear corner of roof. Moss can reduce the life span of the roof coverings and cause leaks in the attic. Recommend professional cleaning.

4. Insulation and Ventilation

4.1 Insulation in Attic

(2) Uneven areas of insulation in attic space. This will contribute to decreased energy efficiency.

4.3 Ventilation of Attic and Foundation Areas

- (1) Deteriorated baffles in the attic soffits. Replace.
- (2) Possible nest or vegetation in rear corner soffit. Appears inactive, recommend removal.

5. Interiors

5.4 Counters and Cabinets (representative number)

- (2) Potential Safety Concern: Overhead toilet storage unit is not secure.

5.5 Doors (representative number)

- Main level powder room door is not level. Closes on its own.

6. Appliances

6.0 Dishwasher

- (2) The dishwasher drain line was not installed with an air gap or drain loop. This can allow the dishwasher to siphon dirty water back into the dishwasher.

6.5 Clothes Washer

- Highly recommend upgrading to the braided metal washing machine water supply hoses instead of the rubber ones--which are prone to burst.

6.7 Dryer Vent/Vents

- Moderate volume of lint in dryer vent and behind appliance. Have vent professional cleaned.

7. Heating / Central Air Conditioning

7.3 Cooling System

- (1) The exterior heat pump compressor is not level. This can affect system performance and shorten service life. Level unit/pad and or ground underneath.

7.5 Distribution Systems (including fans, pumps, ducts and piping, air filters, registers, etc...)

- The heat pump filter is damaged and stuck inside the air handler.

8. Plumbing System

8.1 Plumbing Water Supply, Distribution System

- (1) Water pressure was generally high. The plumbing system may be prone to leaks in piping, fittings are other components. Recommend having a plumber measure the PSI and adjust the pressure regulator to reduce the pressure to under 80PSI. Note: Prior leak visible under the pressure regulator valve - have evaluated for replacement by plumber.

- (3) Efflorescence observed on pipe joints in the furnace room ceiling suggests prior pin hole leaks. There were no visible active leaks in the copper branch piping at the time of inspection. Monitor for leakage or preemptively repair.

8.3 Fixtures and Basins

- Toilet basin screws too long. Have cut to proper length by a plumber.

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Monitor Summary



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Monitoring recommended denotes a system or component needing further observation, and/or checking the progress or quality of the system or component over a period of time, in order to determine if correction is needed.

8. Plumbing System

8.0 Plumbing Drain, Waste and Vent Systems

(2) Main level powder room drain has leaked. No current leak.

(3) Heavy amount of plumbers putty applied to kitchen sink drain. This usually indicates there has been a leak. No visible current leak.

8.1 Plumbing Water Supply, Distribution System

(2) Efflorescence observed on pipe joints in the furnace room ceiling suggests prior pin hole leaks. There were no visible active leaks in the copper branch piping at the time of inspection. Monitor for leakage or preemptively repair.

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Not Inspected



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9. Electrical System

9.1 Main Panel

The main panel cover could not be removed. All components associated with main panel could not be inspected. Framed decorative wood door over the electrical panel is smaller dimension than the electrical panel and cover. Frame of wood decorative door will need to be fully removed in order to access electrical panel wiring behind the cover. Remove decorative door for panel inspection and re install decorative door as needed to allow full access to panel.

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INVOICE

Protect Inspect LLC
ASHI Certified Inspector, Certified Mold
Inspector
Radon Measurement Specialist
Inspected By: Timothy Zenobia

Inspection Date: 4/12/2019
Report ID: 6013Somewhere

Customer Info:	Inspection Property:
Customer's Real Estate Professional:	6013 Somewhere Ln

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	450.00	1	450.00

Tax \$0.00
Total Price \$450.00

Payment Method: Check #2019
Payment Status: Paid
Note: Paid by Terri Neff Metin



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