

Inspection Report

Timely Inspections



1234 Main St, Burke, Va 22015
Inspection prepared for: John Doe
Date of Inspection: 4/2/2022

Inspector: Keith Nystrom
VA #338002102
P.O. Box 10675, Burke, VA 22015
Phone: (571) 686-1871
Email: timelyinspectionsllc@gmail.com

Report Summary

The report and summary consists of findings during this inspection. As a guide to better serve you, I have color coded these findings as follows.

INSPECTED - Anything in BLACK is simply the conveyance of information to you. Most times it will be information about the homes components and if it was inspected. Sometimes there will be questions to ask the seller, I also put serial numbers & model numbers & date of manufacturer for major systems (water heater & HVAC) as well as a write up of your roof covering.

MAINTENANCE ISSUE - This item, component, or system while perhaps functioning as intended is in need of minor repair, service, or cleaning / maintenance. Items falling into this category can frequently be addressed by a homeowner or handyman and are considered to be routine homeowner maintenance. Examples - Cleaning filters, changing washing machine hoses, trimming bushes.

RECOMMENDATIONS - Recommendations are made based on electrical, plumbing, structural and general construction code changes that have occurred over the years. Examples - Adding insulation to your attic. While not a requirement to add additional insulation, homes built many years ago have less insulation and as a result are less efficient than homes built today. GFCI protecting an outlet - Electrical outlets in certain areas of the home are now required to be GFCI protected for your safety. This was not always the case.

BUDGET TO REPLACE = If an item is older, showing signs of failing, or past the "average life expectancy" I will recommend you budget to replace. Example - Water heaters have an average life of 10-12 years. If the water heater is at or beyond that age, I will recommend you start to prepare financially.

REPAIR OR REPLACE = This item, component, or system is not functioning as intended or needs further inspection by a qualified professional or contractor. Items, components or systems that can be repaired to satisfactory condition may not need replacement.

SAFETY ITEM = This item, component or system needs immediate attention by a qualified professional or contractor for the safety and/or health of the occupants. Inherent safety issues should be rectified as soon as possible or injuries could occur.

1. ROOFING

| | | |
|-----------------|--|---|
| Page 13 Item: 3 | SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS | • Chimney Inspected - Repair / Replace - Both chimneys had cracking in the mortar on top. Have a qualified chimney contractor repair the cracks and clean off the moss around the tops. |
|-----------------|--|---|



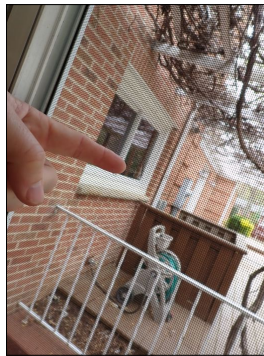
Chimney - Cracked Brick / Mortar

2. EXTERIOR

Page 14 Item: 3

WINDOWS

• Inspected - Repair / Replace - One of the window screens in the sun room had a small hole in it. Have a qualified contractor repair or replace the screen.

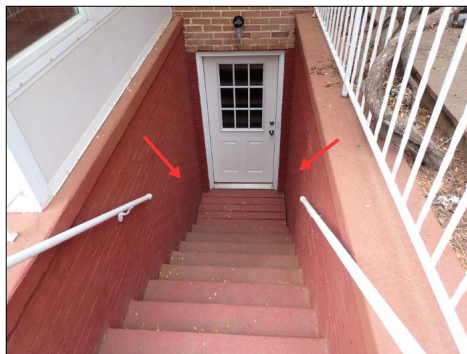


Damaged Window Screen

Page 15 Item: 4

DECKS,
BALCONIES,
STOOPS, STEPS,
AREAWAYS,
PORCHES,
PATIO/ COVER
AND APPLICABLE
RAILINGS

• Inspected - Safety Item - The stairwell on the back of the house has railings that don't go all the way down. This is a fall hazard. Have a qualified contractor add the necessary railings.



Missing Railing

3. GARAGE

| | | |
|-----------------|-----------------------|---|
| Page 17 Item: 6 | GARAGE DOOR OPERATORS | <ul style="list-style-type: none"> • The automatic reversal system was tested and does not activate anytime the door encounters excessive resistance. (~3-5 lbs of force) Have a qualified contractor adjust the sensor or replace the opener. |
|-----------------|-----------------------|---|



Garage Door

4. INTERIOR

| | | |
|-----------------|----------|--|
| Page 19 Item: 1 | CEILINGS | <ul style="list-style-type: none"> • Inspected - Repair / Replace - There is some staining on the ceiling in the basement from a previous leak. I tested the area with a moisture meter and it was dry. Have a qualified contractor spot seal the stain and repaint the ceiling. The ceilings in the basement are a textured finish, because of the age of the house it is recommended to have an asbestos test done to the ceiling if you plan to remove them or do any sanding. |
|-----------------|----------|--|



Water Staining

| | | |
|-----------------|--------|--|
| Page 19 Item: 3 | FLOORS | <ul style="list-style-type: none"> • Inspected - Repair / Replace - There was some missing grout in the upstairs hall bathroom. Replace it to prevent any water leaking into the ceiling below. |
|-----------------|--------|--|



Missing Grout

Page 20 Item: 4

**STEPS,
STAIRWAYS, AND
RAILINGS**

• Inspected - Safety Item - In the stairwell leading up to the attic there are no handrails, also there are no walls or railings around the opening from the top. This is a fall hazard. Have a qualified contractor add the railings and either walls or railings at the top.



Missing Railing



Open Area

Page 20 Item: 5

**COUNTERS AND
CABINETS**

• Inspected - Repair / Replace - The cabinet to the left of the microwave is missing shelves.



Kitchen Cabinet

| | | |
|------------------------|---------------------|--|
| <p>Page 21 Item: 6</p> | <p>DOORS</p> | <ul style="list-style-type: none"> • Inspected - Repair / Replace - The right door leading out to the sun room sticks, Have a qualified contractor adjust the door so that it closes properly. • Inspected - Repair / Replace - The door in the owner suite sticks at the top. Have a qualified contractor adjust the door so that it works properly. • Inspected - Repair / Replace - The shower door in the owners suite bathroom does not slide very well. It seems to be installed incorrectly. Have a qualified contractor repair or replace the door. |
|------------------------|---------------------|--|



Door Sticks

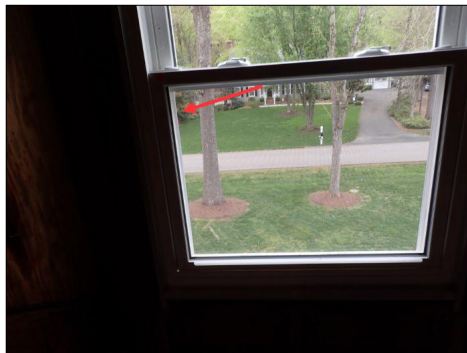


Door Sticks



Shower Door

| | | |
|------------------------|-----------------------|--|
| <p>Page 21 Item: 7</p> | <p>WINDOWS</p> | <ul style="list-style-type: none"> • Inspected - Repair / Replace - The window on the right in the attic has a failed counterbalance. This means that the window will fall back down when opened and will not stay open. Have a qualified window contractor repair or replace the window. |
|------------------------|-----------------------|--|



Failed Counterbalance -

6. PLUMBING

| | | |
|------------------------|--|---|
| <p>Page 23 Item: 1</p> | <p>PLUMBING DRAIN, WASTE AND VENT SYSTEMS</p> | <ul style="list-style-type: none"> • Inspected - Repair / Replace -The sink drain stopper in the basement bathroom is broken. Have a qualified contractor repair or replace the stopper. |
|------------------------|--|---|



Bathroom Sink Drain

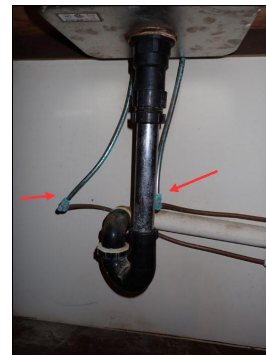
Page 23 Item: 2

PLUMBING
WATER SUPPLY,
DISTRIBUTION
SYSTEMS AND
FIXTURES

- Inspected - Repair / Replace - The shut off valve for the toilet in the basement bathroom leaked when I turned it off. Have a qualified plumber replace the valve.
- Inspected - Repair / Replace - There is evidence of a previous leak under the bar sink. Have a qualified plumber check the faucet and bar sink drain and replace what is needed.



Toilet Supply Valve



Bar Sink

Page 25 Item: 7

SUMP PUMP /
EJECTION PUMP

- Inspected - Repair / Replace - The ejection pump is not sealed. Have a qualified contractor seal the hole in the ejection pump area.



Ejection Pump

7. ELECTRICAL

Page 27 Item: 2

SERVICE AND
GROUNDING
EQUIPMENT

- Inspected - Safety Item - Both Panel covers were missing screws. Have a qualified contractor replace the screws with flat-backed panel screws.



Main Electrical Panel

Page 28 Item: 4

CONNECTED DEVICES AND FIXTURES

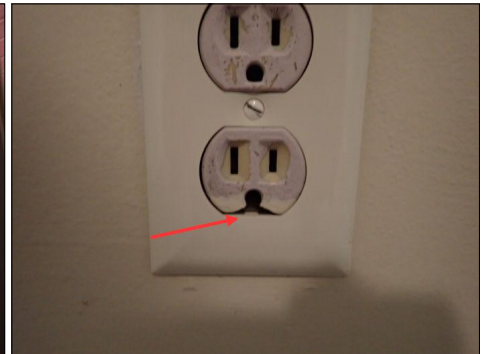
- Inspected - Repair / Replace - There are some broken/loose switches and outlets throughout the house. Have a qualified electrician replace all damaged switches and outlets.
- Inspected - Safety Item -There is open electrical in the attic by the fan, in the basement near the sump pump, and in the basement near the ejector pump. Have a qualified electrician make repairs as needed to make it safe.
- Inspected - Safety Item -There are missing **GFCI** outlets in the kitchen, main level bathroom, basement bar area, basement kitchen area, both sump pumps, the ejector pump, garage, and the exterior outlets. Any area that is around water needs to have GFCI outlets. Have a qualified electrician add all necessary GFCI outlets.



Loose Switch



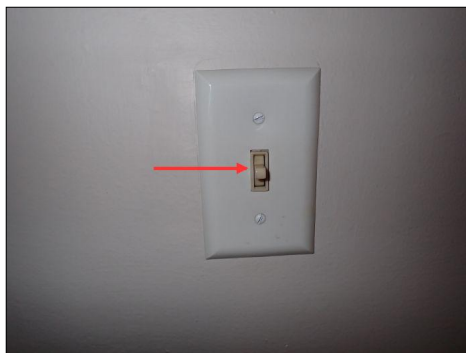
Light Switch Cover



Cracked Outlet



Loose Outlet



Loose Switch



Open Electrical - Attic



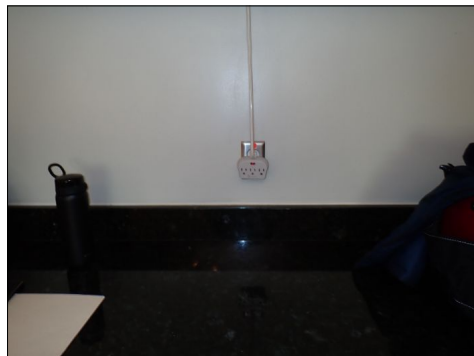
Open Electrical - Basement



Open Electrical - Basement



Missing GFCI Outlet



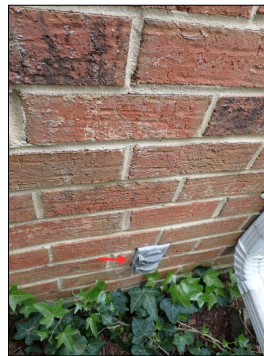
Missing GFCI Outlet



Missing GFCI Outlet



Missing GFCI Outlet



Missing GFCI Outlet

8. HEATING & CENTRAL A/C

Page 33 Item: 8

SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

- Inspected - Repair / Replace - The fireplace needs to be cleaned before use. Have a qualified chimney contractor clean the chimney before use.



Fireplace

Page 33 Item: 9

GAS/LP
FIRELOGS AND
FIREPLACES

• Inspected - Repair / Replace - Ask the sellers if they have the Dante Valve Key. It was not there at the time of the inspection.



Missing Dante Valve Key

9. INSULATION & VENTILATION

Page 35 Item: 1

INSULATION IN
ATTIC

• Inspected - Repair / Replace - The insulation in some areas is trampled down from when they replaced the window. It was also missing by the hvac unit. Have a qualified insulation contractor replace where needed.



Missing Attic Insulation

Greeting & Inspection Information

I appreciate the opportunity to conduct this inspection for you. Even though you have already seen the summary page, please carefully read your entire inspection report as more information on the condition of the home and equipment within is listed.

In this report, I may insert links to web sites that provide general information to assist in explaining issues noted. Simply click on them and another window will open with the information.

For your safety and liability purposes, I recommend that licensed contractors evaluate and repair any critical concerns and defects.

Also, since this inspection is just a snapshot in time, I recommend that you or your representative carry out a final walk through inspection immediately before closing to check the condition of the property, using this report as a guide.

If you have any questions after reviewing your report, feel free to call me.

INSPECTION INFORMATION

Date - Address - 1234 Main St.
Built - Square Footage -

Time of Inspection - 1:00 - 4:30 (3 hrs 30 mins.)

Temperature - ~ 50

In Attendance -

Current Weather Conditions - sunny

Rain / Snow in Last 3 Days- yes

Standards of Practice- National Association of Certified Home Inspectors (NACHI)
<http://www.nachi.org/sop.htm>

Radon Testing - yes

Disclosures and Definitions

PLEASE READ CAREFULLY: This report is the exclusive property of Timely Inspections LLC and the client for whom it was prepared. The use of this report by unauthorized persons is strictly prohibited. The purpose of a home inspection is to assist in the evaluation of the overall condition of a building. This inspection is based on visual observations of the apparent condition of the building and its components on the date of the inspection. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. The observations and opinions expressed within this report are those of Timely Inspections LLC and supersede any verbal comments by its representatives.

Timely Inspections inspects all systems, components, and conditions in accordance with the Standards of Practice set forth by the National Association of Certified Home Inspectors (NACHI) (<http://www.nachi.org/sop.htm>). Those systems, components and conditions that we do not inspect are disclaimed in the contract and/or in the aforementioned standards. This inspection is of a general nature in as much as it does not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, this inspection and its subsequent report will not be, and are not intended to be, as comprehensive, nor as technically exhaustive, as those generated by specialists.

The purpose of this inspection is to identify significant defects or adverse conditions that would warrant evaluation by a specialist. You should be aware of the limitations of this type of inspection, which are clearly spelled out in the standards mentioned above.

However, this inspection is not intended to document insignificant deficiencies or the type of cosmetic deficiencies that are apparent to the average person. Additional pages or hyperlinks may be attached to this report. This report may not be complete without the attachments. Furthermore, photographs have been included in the inspection report to help you understand what has been observed during the inspection. A photo might be included to show an example of a defect, but may not show every occurrence of the defect. When correcting these defects, you should have a qualified specialist carefully check for similar occurrences.

All comments by the inspector should be considered before purchasing this property (if applicable). Any recommendations by the inspector to repair or replace suggests that you should get a second opinion or further instruction by a qualified contractor. All costs associated with further inspection, or repair and replacement of an item, component, or unit should be considered before you purchase the property.

1. 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.

1. ROOF COVERINGS

- Asphalt Shingles
- Inspected by
- From Ground - Using Telescoping Pole with Camera

Observations:

- Inspected- The roof was installed in 2010 so it is roughly 13 years old. It appears to be a 20-25 year shingle and is in good shape. The plywood was also changed with the roof so there were no signs of any leaking in the attic.



Asphalt Shingles



Asphalt Shingles



Asphalt Shingles



Asphalt Shingles



Asphalt Shingles

2. FLASHINGS

Observations: Inspected



Flashing



Flashing

3. SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

• CHIMNEYS

- Brick Chimney
- Clay Flue
- **PVC** Vent Stacks
- Passive Vents
- Fan Hood

• Chimney Inspected - Repair / Replace - Both chimneys had cracking in the mortar on top. Have a qualified chimney contractor repair the cracks and clean off the moss around the tops.



Chimney - Cracked Brick / Mortar



Chimney - Cracked Brick / Mortar

4. ROOF DRAINAGE SYSTEMS

• Inspected- There was some debris in the gutters, but they were not clogged. Make sure to have them cleaned occasionally to prevent clogging.



Gutters



Gutters

2. EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; 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 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; 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.

1. WALL SIDING, FLASHING, AND TRIM

- Full brick

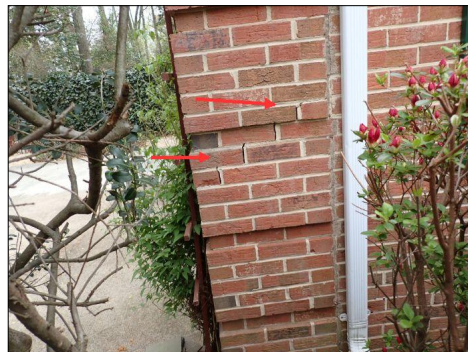
Observations:

- Inspected

• **Maintenance Item - Check the caulking and paint on all the outside trim yearly to make sure the wood does not rot.**



Wood Trim



Brick Wall

2. DOORS (Exterior)

- Metal Front Door
- Sliding Glass Doors to Balcony
- Metal Back Door
- Basement Walkout - Single Door

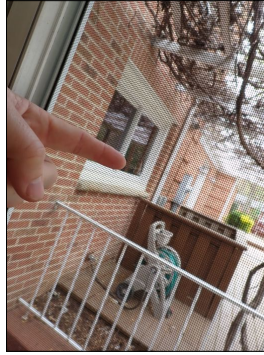
Observations:

- Inspected

3. WINDOWS

Observations:

• **Inspected - Repair / Replace - One of the window screens in the sun room had a small hole in it. Have a qualified contractor repair or replace the screen.**



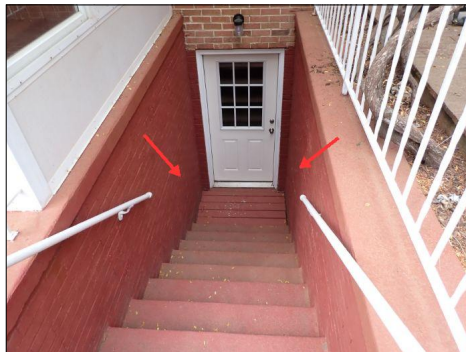
Damaged Window Screen

4. DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

- Brick Front Steps
- Gazebo
- Swimming Pool
- Sun Room

Observations:

- Not Inspected- The pool was not inspected, I would recommend having a pool company do an inspection before use.
- Inspected - Safety Item - The stairwell on the back of the house has railings that don't go all the way down. This is a fall hazard. Have a qualified contractor add the necessary railings.



Missing Railing

5. VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

6. EAVES, SOFFITS AND FASCIAS

Observations:

- Inspected

7. OTHER

- Maintenance Item - There is a drain at the bottom of the stairway by the back door underneath some removable wood decking. Check the drain occasionally to make sure it is free of debris.



Stairwell Drain

8. ADDITIONAL BUILDINGS ON PROPERTY

3. GARAGE

The inspector shall inspect: garage vehicle doors and the operation of garage vehicle door operators using normal operating controls. If no controls / opener exists, the inspector shall operate the door manually and describe function. The inspector is not required to: move stored items to inspect flooring / walls, inspect or operate equipment housed in the garage except as otherwise noted, verify or certify the proper operation of any pressure activated auto reverse or related safety feature of the garage door.

1. GARAGE CEILINGS

Observations:

- Inspected

2. GARAGE WALLS

Observations:

- Inspected

3. GARAGE FLOOR

Observations:

- Inspected

4. OCCUPANT DOOR GARAGE TO INSIDE HOME

Observations:

- Inspected- I recommend installing self-closing hinges on the door going from the garage into the home. There is a chance of carbon monoxide gases entering the home if the door is not closed.



Garage to Home Door

5. GARAGE DOOR (S)

- Two single bay metal doors

Observations:

- Inspected

6. GARAGE DOOR OPERATORS

Observations:

- Inspected

• The obstruction sensor was tested - It is an electronic eye mounted about six inches off the ground on each side of the door. As the door is closing, if the beam is broken the door will auto reverse as expected.

• The automatic reversal system on the left door was tested and activates anytime the door encounters excessive resistance. (~3-5 lbs of force)

• The automatic reversal system was tested and does not activate anytime the door encounters excessive resistance. (~3-5 lbs of force) Have a qualified contractor adjust the sensor or replace the opener.



Garage Door Opener



Garage Door

4. INTERIOR

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.

1. CEILINGS

- Ceilings consist of finished and painted drywall
- Popcorn finish

Observations:

- Inspected - Repair / Replace - There is some staining on the ceiling in the basement from a previous leak. I tested the area with a moisture meter and it was dry. Have a qualified contractor spot seal the stain and repaint the ceiling. The ceilings in the basement are a textured finish, because of the age of the house it is recommended to have an asbestos test done to the ceiling if you plan to remove them or do any sanding.



Water Staining

2. WALLS

- Walls consist of -
- finished and painted drywall
- Paneling

Observations:

- Inspected

3. FLOORS

- Carpet
- Hardwood T&G
- Ceramic Tile

Observations:

- Inspected
- Inspected - Repair / Replace - There was some missing grout in the upstairs hall bathroom. Replace it to prevent any water leaking into the ceiling below.



Missing Grout

4. STEPS, STAIRWAYS, AND RAILINGS

Observations:

- Inspected - Safety Item - In the stairwell leading up to the attic there are no handrails, also there are no walls or railings around the opening from the top. This is a fall hazard. Have a qualified contractor add the railings and either walls or railings at the top.



Missing Railing



Open Area

5. COUNTERS AND CABINETS

- Granite Counter Tops
- Wood Cabinets

Observations:

- Inspected - Repair / Replace - The cabinet to the left of the microwave is missing shelves.



Kitchen Cabinet

6. DOORS

- Interior Doors- Hollow core
- Front door metal
- Pocket Doors
- Some bi-fold doors

Observations:

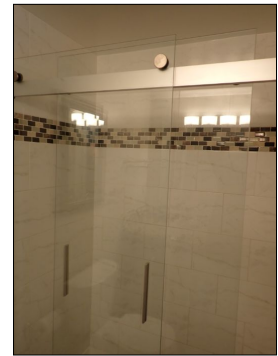
- Inspected - Repair / Replace - The right door leading out to the sun room sticks, Have a qualified contractor adjust the door so that it closes properly.
- Inspected - Repair / Replace - The door in the owner suite sticks at the top. Have a qualified contractor adjust the door so that it works properly.
- Inspected - Repair / Replace - The shower door in the owners suite bathroom does not slide very well. It seems to be installed incorrectly. Have a qualified contractor repair or replace the door.



Door Sticks



Door Sticks



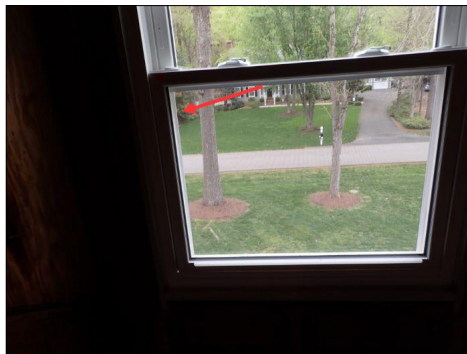
Shower Door

7. WINDOWS

- Double Hung
- Tilt Feature
- Thermal Insulated
- Low-E

Observations:

- Inspected - Repair / Replace - The window on the right in the attic has a failed counterbalance. This means that the window will fall back down when opened and will not stay open. Have a qualified window contractor repair or replace the window.



Failed Counterbalance -

8. PESTS

Observations:

- Inspected - No evidence of any pest infestation noted at the time of inspection.

5. STRUCTURE

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 affect the health of the home inspector or other persons.

1. FOUNDATIONS, BASEMENTS AND CRAWLSPACES

- Concrete Slab Construction

Observations:

- Not Inspected-The basement was finished so there was no way to check the foundation. I did not notice any signs of water damage at the time of the inspection. There are also two sump pumps installed to help if any water does come in.

2. WALLS (Structural)

3. COLUMNS OR PIERS

4. FLOORS (Structural)

5. CEILINGS (structural)

6. ROOF STRUCTURE AND ATTIC

- Attic access-walk up stairs
- Storage
- Light in attic
- Attic Entry Point - Located in Garage

Observations:

- Inspected- There are plumbing rough ins in the attic, so it can be remodeled in to another room in the future.



Toilet Rough In



Plumbing Rough In

6. PLUMBING

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.

1. PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Observations:

- Inspected - Repair / Replace -The sink drain stopper in the basement bathroom is broken. Have a qualified contractor repair or replace the stopper.

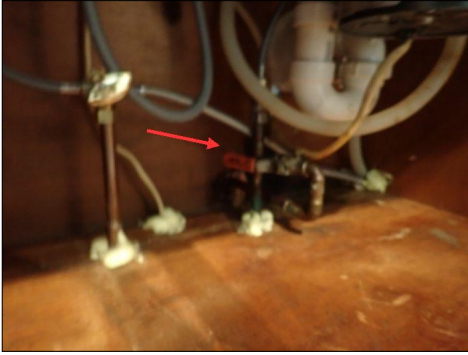


Bathroom Sink Drain

2. PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Observations:

- Inspected-The hose bib shutoff for the rear hose is located under the kitchen sink. The hose bib shutoff for the front hose is located in the front office.
- Inspected - Repair / Replace - The shut off valve for the toilet in the basement bathroom leaked when I turned it off. Have a qualified plumber replace the valve.
- Inspected - Repair / Replace - There is evidence of a previous leak under the bar sink. Have a qualified plumber check the faucet and bar sink drain and replace what is needed.



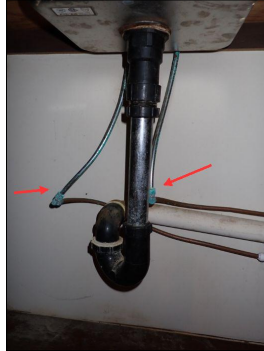
Outside Hose Bib Shutoff



Front Hose Bib Shutoff



Toilet Supply Valve



Bar Sink

3. HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

- STATE
- ELECTRIC
- Serial Number - 1049A026552
- Model Number - ES680DORT 210
- Manufactured in - Dec 2010
- Capacity - 80 Gallons

Observations:

- Budget for Replacement - The water heater is 12-13 years old, it was working properly at the time of the inspection but it is a good idea to budget for a new one.



Electric Water Heater



Water Heater Supply Valve

4. MAIN WATER SHUT-OFF DEVICE (Describe location)

Observations:

- Inspected - Clearly marked



5. FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Observations:

- Not Inspected- The propane supply for the gas fireplaces was off and was located outside. Check with the seller about the propane system and who they use to fill the tanks.

6. MAIN FUEL SHUT OFF

Observations:

- No Gas in the home

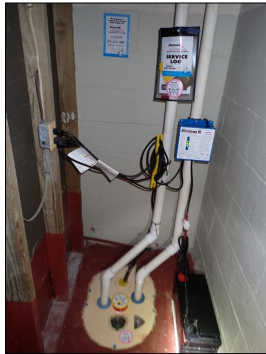
7. SUMP PUMP / EJECTION PUMP

- Inspected - This home has sump pumps that also have a battery backup auxiliary pump system. This system protects you on two fronts.

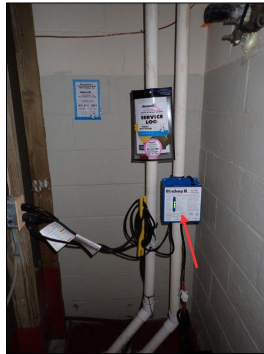
1. If the power goes out, the battery provides power to the auxiliary pump which will also audible alarm to alert you.

2. If the primary pump fails due to advanced age, the water will rise and activate the float for the auxiliary pump. It will pump water to prevent flooding and also provide an audible alarm to let you know the auxiliary pump is in operation.

- Inspected - Repair / Replace - The ejection pump is not sealed. Have a qualified contractor seal the hole in the ejection pump area.



Sump Pump



Sump Pump Testing



Sump Pump



Ejection Pump On/Off Valve



Ejection Pump

8. Water Heater Location

- Laundry / Utility Room

7. ELECTRICAL

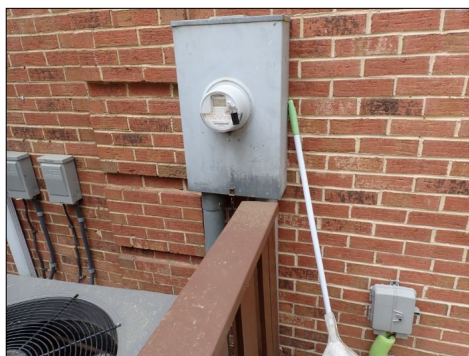
The home inspector shall observe: service entrance conductors; service equipment, grounding equipment, main over current device, and main and distribution panels, amperage and voltage ratings of the service; branch circuit conductors, their over current devices, and the compatibility of their amperage 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.

1. SERVICE ENTRANCE CONDUCTORS

- Below ground



Underground Service to Meter

2. SERVICE AND GROUNDING EQUIPMENT

- Two - 150 Amp Main Breakers

Observations:

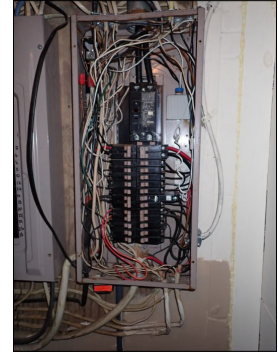
- Inspected- The panels look good and were labeled. You may want to check that the labels are correct.
- Inspected - Safety Item - Both Panel covers were missing screws. Have a qualified contractor replace the screws with flat-backed panel screws.



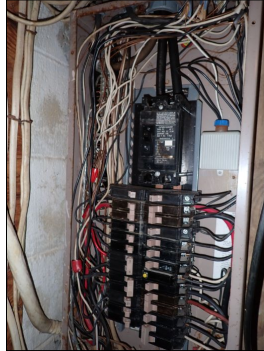
Main Electrical Panel



Main Electrical Panel



Main Electrical Panel



Main Electrical Panel

3. BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES

4. CONNECTED DEVICES AND FIXTURES

Observations:

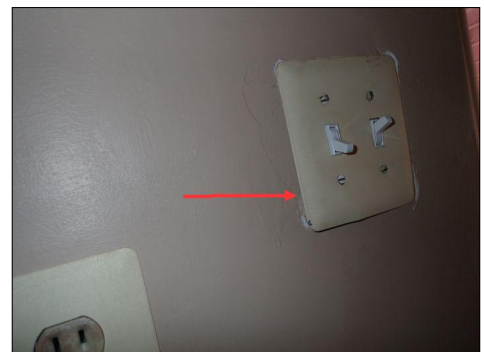
- Inspected- There are two switchable outlets in the front family room because there are no overhead lights. They are both on the wall opposite of the gas fireplace.
- Inspected - Repair / Replace - There are some broken/loose switches and outlets throughout the house. Have a qualified electrician replace all damaged switches and outlets.
- Inspected - Safety Item -There is open electrical in the attic by the fan, in the basement near the sump pump, and in the basement near the ejector pump. Have a qualified electrician make repairs as needed to make it safe.
- Inspected - Safety Item -There are missing **GFCI** outlets in the kitchen, main level bathroom, basement bar area, basement kitchen area, both sump pumps, the ejector pump, garage, and the exterior outlets. Any area that is around water needs to have GFCI outlets. Have a qualified electrician add all necessary GFCI outlets.



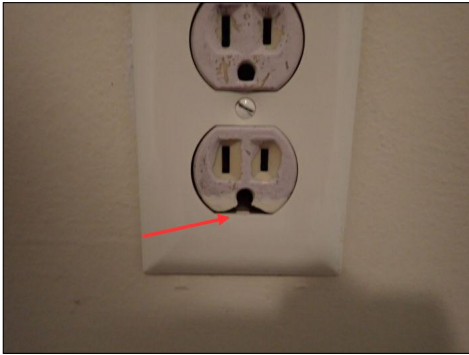
Switchable Outlet



Loose Switch



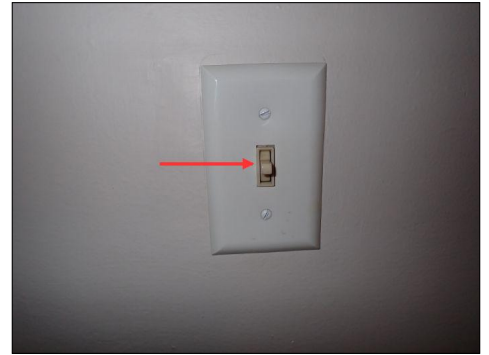
Light Switch Cover



Cracked Outlet



Loose Outlet



Loose Switch



Open Electrical - Attic



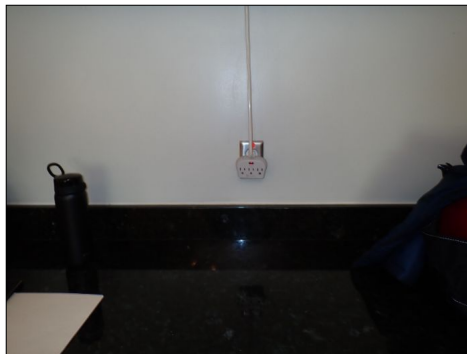
Open Electrical - Basement



Open Electrical - Basement



Missing GFCI Outlet



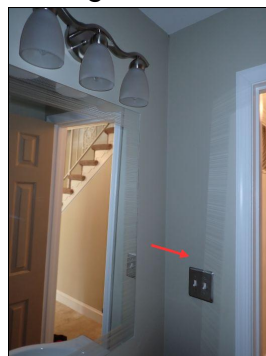
Missing GFCI Outlet



Missing GFCI Outlet



Missing GFCI Outlet



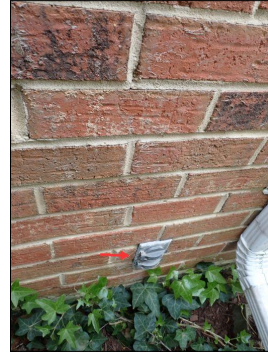
Missing GFCI Outlet



Missing GFCI Outlets



Missing GFCI Outlet



Missing GFCI Outlet

5. OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Observations:

- Inspected

6. LOCATION OF MAIN AND DISTRIBUTION PANELS

- The main electrical panels are located in the basement

7. SMOKE DETECTORS

Observations:

- **Recommended Upgrade** - Older smoke detectors were observed in the home. I recommend installing new smoke detectors in all bedrooms and hallways to ensure safe notification in the event of a fire.



Old Smoke Detectors

8. CARBON MONOXIDE DETECTORS

Observations:

- I recommend installing the carbon monoxide detectors on all levels of the home as per the manufacturer specifications.

8. HEATING & CENTRAL A/C

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 accessible 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.

1. HEATING EQUIPMENT

- RHEEM
- Systems - TWO
- System Type - Heat Pump
- Unit #1 - Services Main & Lower Level
- Unit #2 - Heat Pump - Services Upper Level
- Basement Unit

Serial Number - W401301531
Model Number - RHSL-HM3617JA
Manufactured -10/2013

Attic Unit

Serial Number - W311317289
Model Number - RHSL-HM3017JA
Manufactured- 10/2013

Observations:

- The System heat, which was measured with thermometers on a 2 degree rise at thermostat from room temperature was 98 degrees under normal heat pump operations. The auxiliary heat function engaged when a 3 degree or greater heating call was made at the thermostat. The heat measured 137 degrees. All the heat strips responded. These results indicate the unit is operating in normal ranges.

Switching the thermostat to emergency heat will turn off the outside unit and provide heat using only the heating strips and internal fan. This is a costly way to heat a home and should only be used in the event no other heating options are functioning.



Heat Pump



Heat Pump - Unit #2

2. NORMAL OPERATING CONTROLS

Observations:

- Inspected

3. AUTOMATIC SAFETY CONTROLS

4. DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

- Filter Location - Located in the ductwork adjacent to the furnace

Observations:

- Inspected



HVAC Filter



HVAC Filter

5. HVAC Maintenance

Observations:

- Inspected - Unit appears to be maintained
- Recommendation - I recommend getting the Furnace and **A/C** units under a twice a year maintenance contract. This means that the contractor calls you to set an appointment for Fall or Spring maintenance. This has many benefits:
 - 1) You are able to get emergency repair work even on the big holidays.
 - 2) Your system will run better and last longer.
 - 3) You won't forget to have the maintenance done.
 - 4) When you go to sell the house, your service company can provide a computer print out of everything done on the unit.

6. PRESENCE OF INSTALLED HEAT / COOLING SOURCE IN EACH ROOM

7. FLUES AND VENTS (heat systems)

8. SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Wood Burning Fireplace

Observations:

- **Recommendation** - The fireplace flue appeared to be intact and in usable condition. The damper functioned without difficulty. It is always a good idea though to have a certified fireplace professional clean the chimney and inspect for safety before using.

- **Inspected - Repair / Replace** - The fireplace needs to be cleaned before use. Have a qualified chimney contractor clean the chimney before use.



Fireplace



Fireplace

9. GAS/LP FIRELOGS AND FIREPLACES

Observations:

- **Not Inspected** - No Gas at the time of Inspection

- **Inspected - Repair / Replace** - Ask the sellers if they have the Dante Valve Key. It was not there at the time of the inspection.



Gas Fireplace



Gas Fireplace



Gas Fireplace



Missing Dante Valve Key

10. COOLING AND AIR HANDLER EQUIPMENT

- RHEEM

- Unit #1 - 3.0 Ton - Services Main and Lower Level

- Serial Number - W471312350

Model Number - 13PJL36A01

Manufactured - 11/2013

- Unit #2 - 2.5 Ton - Services Upper Level

- Serial Number - W461311013

Model Number - 13PJL3QA01

Manufactured - 11/2013

Observations:

- Not Inspected- The temperature was too cold to run the air conditioning, but the heat pump was working so that means the fans turn.



A/C Units

9. INSULATION & 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.

1. INSULATION IN ATTIC

Observations:

- Inspected - Repair / Replace - The insulation in some areas is trampled down from when they replaced the window. It was also missing by the hvac unit. Have a qualified insulation contractor replace where needed.



Missing Attic Insulation

2. INSULATION UNDER FLOOR SYSTEM

3. VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

4. VENTILATION OF ATTIC AND FOUNDATION AREAS

5. VENTING SYSTEMS (baths and laundry)

- Vented to Exterior

6. VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Observations:

- Not Inspected - The outside temperature was 48 degrees. The thermostat for the fan only reduced to 50 degrees so the fan could not be tested. There was power and the blades spun with no issues. Nothing noted that would lead me to believe it would not function.

7. Radon

Observations:

- https://www.epa.gov/sites/production/files/2016-02/documents/2012_a_citizens_guide_to_radon.pdf



Active Radon Test

10. 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.

1. DISHWASHER

Observations:

- Inspected

2. RANGES/OVENS/COOKTOPS

Observations:

- Inspected

3. WALL OVEN

4. EXHAUST FAN

5. TRASH COMPACTOR

- Not Inspected

6. FOOD WASTE DISPOSER

Observations:

- Inspected

7. MICROWAVE COOKING EQUIPMENT

Observations:

- Inspected

8. REFRIGERATOR

Observations:

- Inspected

- Maintenance Item - My recommendation is to always replace the filter when you initially move in.

9. Clothes Washing Machine

Observations:

- Inspected

10. Clothes Dryer

Observations:

- Inspected

- Maintenance Item - I recommend to all of my clients to clean out the dryer vent line when they move in. Dryer fires do happen and a clean dryer vent line can help prevent them.

11. KITCHEN BAR ICEMAKER

Glossary

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