

Property Inspection Report



1234 Sample Report Rd, Virginia Beach, VA 23456
Inspection prepared for: Mr. and Mrs. Sample
Real Estate Agent: Top Agent - Virginia Beach Realty

Date of Inspection: 11/25/2014

Inspector: Troy Pappas



Property Inspections LLC



SafeHousePropertyInspections.com

Site Details

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

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

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

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

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

1. Time and Attendance

The inspection started at 4:00 PM and was attended by the client and buyer's agent.

2. Residence Style

The residence was a single family home with an attached two car garage.

3. Residence Information

The house was two storeys and was vacant and unfurnished at the time of the inspection.

4. Year built and Square Footage

The house was built in 1979 and was approximately 2340 square feet. The source of this data was zillow.com or trulia.com and may not accurately reflect the listing information.

EXPECTED LIFE EXPECTANCIES: Although a home inspection cannot determine how long any particular system will last we have provided information regarding the Estimated Life Expectancies of Home Systems at <http://www.safehousepropertyinspections.com/virginia-beach-home-component-expectancy.html>

5. Weather Conditions

WEATHER: Raining GROUND CONDITION: Wet RAIN IN LAST THREE DAYS: Yes

The TEMPERATURE at the time of inspection was approximately: 60 degrees.

Understanding the Report

USE OF PHOTOS AND VIDEO:

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

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

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

TEXT COLOR SIGNIFICANCE:

BLACK text is general information and descriptions of the systems and components installed at the property.

BLUE text are observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less significant, but should be addressed; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information. Limitations that may have restricted the inspection associated with an area will be listed here.

RED text are comments of significant deficient components or conditions which need attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

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

Text with **YELLOW** highlights allows you to place your cursor over the word for definitions or additional information regarding the term in the report.

COMMENT HEADINGS DEFINED:

"SAFETY CONCERN": A condition, system or component that is considered harmful or dangerous due its presence or absence. These item may have complied with standards at the time of construction, but do not comply with the most currently accepted safety standards.

"MAINTENANCE": Denotes recommendations for the proper operation and routine maintenance of the home.

"IMPROVE": Denotes improvements which are recommended but not required. These may be items identified to be upgraded to meet modern construction and/or safety standards.

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

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

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

Roof and Attic

1. Method and Material

The pictures demonstrate that the roof and its components were inspected by walking where it could be done safely. Extreme pitch, poor weather conditions, or damage can limit access to some areas of the roof while walking.

You can find additional information regarding the maintenance and condition of roofs at <http://www.safehousepropertyinspections.com/Virginia-beach-home-inspection-article-roofing.html>

The roofing material was fiberglass based asphalt shingles that appeared to be in the second third of their life cycle.



2. Roof Coverings

2.1. The roof covering was in an acceptable condition with wear consistent with its age except where noted.

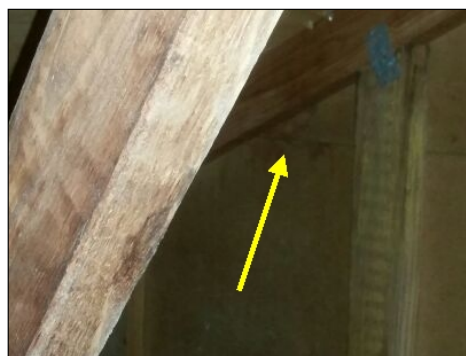
2.2. IMPROVE: There were exposed nail heads at the roof. As the nails that are exposed shrink, they can be an active source of moisture intrusion and should be sealed with an appropriate roof sealant. You should have all exposed nail heads sealed.

2.3. MAINTENANCE: There was moss/lichen growth at various location on the roof. This will hold moisture and can compromise the effectiveness of the shingles. You should have these areas cleaned of growth without damaging the roof surface.

2.4. There were damaged shingles at the roof. Damage to shingles reduces the overall lifespan of the roof covering system. You should have all damaged shingles replaced. LOCATION: front upper left side



Shingle damage



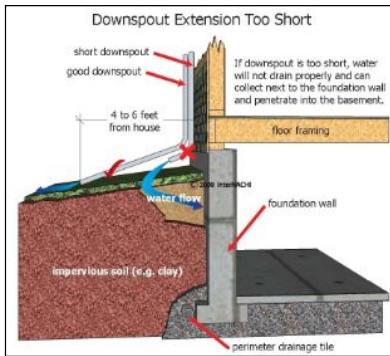
Moisture intrusion under damaged shingle

3. Roof Drainage System

3.1. The downspouts should discharge water away from the house at least 4ft. There is potential for damage to the foundation and water intrusion into the crawlspace if correction is not pursued. You should have extensions installed or pursue other methods of drainage.

3.2. IMPROVE: There was debris in the gutters which should be removed to allow proper drainage and prevent damage to the drainage system or structure due to moisture intrusion.

3.3. IMPROVE: There are downspouts that terminated onto roof surfaces rather than being routed to gutters below or to the ground level. Although this is quite common, it can reduce the life of roof surface materials below due to large amounts of water frequently flowing over the roof surface. Granules typically are washed off of composition shingles as a result, and leaks may occur. Extending the downspouts in areas where the downspout discharges onto a roof below will extend the life of the shingles in those areas.



Downspout extension example

4. Flashings and Roof Penetrations

4.1. The visible portions of the **flashings** were in an acceptable condition. Most of the flashing is not visible.

5. Chimneys

5.1. There was damage or wear at the chimney crown. You should have the mortar crown repaired. You should have a qualified chimney contractor make all necessary repairs or replacement.



Chimney crown needs repair

6. Attic Views

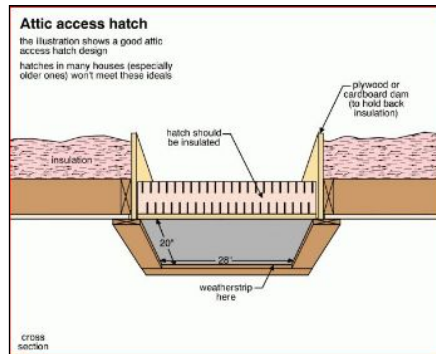
The pictures are used to demonstrate that the inspector makes every effort to visually inspect all accessible areas or show limitations of access. In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, or are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample nor test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.



7. Entrance to attic

The attic was accessed at a scuttle hole located in the upstairs hallway.

7.1. **IMPROVE:** The attic access was not insulated. Therefore you should expect some energy loss through convection. The inspector recommends insulating attic accesses with proper level of insulation to reduce energy expenses.



Attic access insulation example

8. Attic Observations

8.1. There was insulation missing or damaged in the attic at the suction line between the indoor coil to the outside condenser. This can cause moisture issues and attract vermin due to condensation on the line. You should have all damaged or missing suction line insulation repaired or replaced.



Repair or replace insulation

9. Insulation

A house with poor insulation will have increased heating and cooling costs. During the heating season (winter), homes with poorly insulated attics or roofs will lose heat through the ceiling or roof more quickly than homes which are well-insulated. This heat loss can result in increased heating costs. During the cooling season (summer), homes with poorly insulated attics or roofs will experience higher indoor temperatures as heat from the roof-covering material radiates downward into the living space. Properly-installed insulation helps prevent this heat from entering the living space where it causes cooling systems to operate more often, resulting in increased cooling costs.

FYI: Current standards for this area is 12"-15" for approx. R-30 to R-38 insulating value

There was loose **cellulose** and fiberglass insulation installed. The approximate depth of the installed insulation was: 10+ inches
 9.1. The insulation levels were acceptable.

9.2. The attic was missing areas of insulation. The inspector recommends having the insulation levels installed to current standards. LOCATION: walls of attic stairwell



Areas missing insulation

10. Ventilation

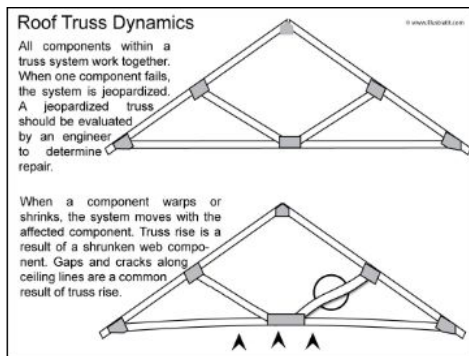
The attic ventilation was provided by the use of gable vents, static and soffit vent system.

10.1. The ventilation appeared to be functioning as intended. There were no signs of failure observed.

11. Ceiling and Roof Structure

The roof framing consists of a factory- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets, which are nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

11.1. There was moisture damage and WDO damage to the underside of roof sheathing visible in the attic. The inspector recommends inspection by a qualified pest control contractor and have repaired as needed. LOCATION: left front corner of garage attic



Roof truss information



CLICK to VIEW video of garage attic damage

12. Recommendations for Roof Inspection

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

Exterior

1. Exterior Views



2. Exterior Cladding

The house was clad with vinyl siding. The exterior cladding should be maintained regularly as required to extend the service life.

2.1. The exterior cladding was in acceptable condition respective of the age of the property.

3. Walkways and Driveways

Cracking is a common occurrence at concrete surfaces. Cracking that is not sealed will allow further deterioration as water expands and contracts from freeze and thaw cycles. Sealing the cracks to prolong the life of the concrete would be advised.

3.1. The driveway and walkways were in acceptable condition with typical cracking observed.

4. Steps, Porch and Railings

Although the steps of the house may have complied with the standards which were generally-accepted at the time of their original construction they may not comply with current standards for safety. Items that do not comply with the most currently accepted safety standards will be reported as a SAFETY CONCERN. You should have items improved or corrected if the issue is a concern for the safety of you and your family.

You can find additional information regarding stairway safety at <http://www.askthevirginiabeachhomeinspector.com/stairways-and-safety/>

4.1. SAFETY CONCERN: There were stairways where the riser heights of the stairs varied by more than the generally accepted current standard of 3/8-inch.

4.2. SAFETY CONCERN: The exterior staircase had no handrail. Safe building practices dictate that stairs with 4 or more risers should have a handrail. LOCATION: rear



Uneven risers and no handrail

5. Eaves, Soffits, and Trim

5.1. The observed areas were in acceptable condition.

6. Exterior Windows

The proper installation of flashings around windows is critical to water proofing the exterior walls. Missing, damaged or improperly installed flashings are the most common cause of moisture intrusion to walls and baseboards beneath windows. Because these flashings are concealed by the exterior wall covering, we cannot endorse them and specifically disclaim any evaluation of these flashings, and leaks may become evident only during heavy, prolonged or wind-driven rainfall. The window screens are not evaluated because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection.

6.1. The window exteriors were in acceptable condition.

7. Grade of Property

7.1. The ground appeared to be adequately graded at the property.

8. Vegetation Affecting the Structure

Vegetation growing against the exterior walls may introduce pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. Watering this vegetation will introduce moisture to the soil which may eventually reach the foundation. Moisture in soil supporting the foundation can affect the ability of the foundation to support the weight of the structure above and can cause damage from soil heaving or settling, depending on soil composition and other conditions. Although the vegetation may be attractive caution should be observed to prevent damage to the structure.

8.1. The vegetation at the home exterior was maintained at an adequate distance from the house.

9. Sealants At Exterior

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Loose or unsealed trim wrap can allow moisture to rot trim causing damage to the structure. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. The evidence of such intrusion may only be obvious when it is raining.

You can read more about moisture intrusion at <http://www.safehousepropertyinspections.com/home-inspection-virginia-beach-moisture-problems.html>

9.1. MAINTENANCE: The exterior sealant was in generally good condition. There were some areas that needed maintenance.



Sealant maintenance needed

Interior

1. Exterior Doors

1.1. The exterior doors were functional and in acceptable condition.

2. Walls and Ceilings

Items such as wall paper, paneling, wall mirrors, wall hangings can conceal damage to walls. Concealed defects are not within the scope of the home inspection. In areas where there is typically a high level of humidity, such as bathrooms and laundry rooms, any damage to the wall paper or paneling can allow moisture to accumulate behind the wall paper or paneling, promoting moisture damage and possible mold and mildew growth.

2.1. FYI: There were visible stains on the home ceiling(s)/wall(s) which appeared to be the result of moisture intrusion from leaks. The moisture meter showed no elevated moisture levels in the affected areas at the time of the inspection, indicating that the source of the leak may have been corrected. You should consult with the seller about the staining. An invasive inspection would be required to provide confirmation. LOCATION: Garage left front side

3. Interior Windows

3.1. All accessible windows were operated and performed in a manner consistent with their intended use.

4. Floor Finishes

Carpet, vinyl, and wood floors near water sources (kitchens, laundry, bathrooms, etc.) need to be monitored regularly for wet conditions where mold can thrive. Vinyl floors need to be monitored regularly for curling and deteriorated grout or caulking to prevent moisture from getting under the vinyl and creating wet conditions where mold can thrive. There is always the possibility that moisture has penetrated beneath any floor covering in an existing structure, particularly in a kitchen at the dishwasher and sink, and in bathrooms at the bathtub/floor junction and the toilet/floor junction, and that any mold or subfloor damage would not be detected during a visual home inspection.

4.1. FYI: The were floors that were squeaking. This condition may be due to fastener or floor movement. It can be difficult to correct because the flooring is fastened as it is installed in such a manner that fasteners are not visible or accessible once installation is complete. You may wish to consult with a qualified contractor for methods or repair or replacement.

5. Doors and Closets

5.1. The interior doors and closets were functional with some deficiencies noted.

5.2. IMPROVE: There were interior doors that needed to be adjusted to function properly. The inspector recommends having the necessary adjustments made for proper operation. LOCATION: Left rear bedroom closet door will not latch

5.3. There were door(s) that had missing hardware needed for the door to function properly. You should have appropriate hardware installed. LOCATION: Master bedroom door strike plate missing

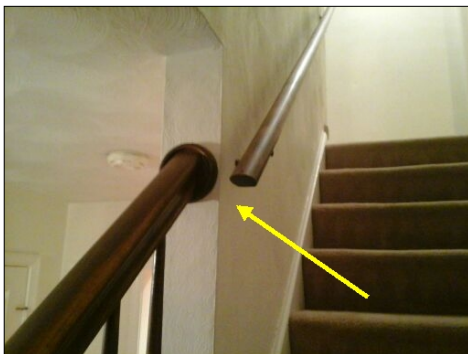
6. Stairways and Railings

Although the stairs of the house may have complied with the standards which were generally-accepted at the time of their original construction they may not comply with current standards for safety. Items that do not comply with the most currently accepted safety standards will be reported as a SAFETY CONCERN. You should have items improved or corrected if the issue is a concern for the safety of you and your family.

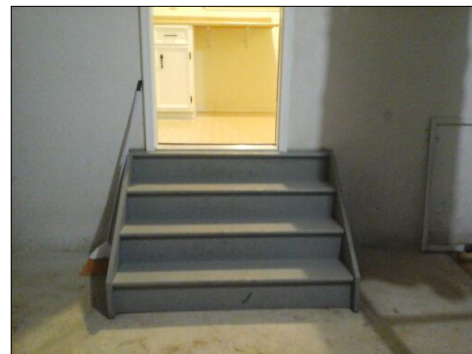
You can find additional information regarding stairway safety at <http://www.askthevirginiabeachhomeinspector.com/stairways-and-safety/>

6.1. FYI: The handrail was not continuous over the full length of the flight of stairs from top riser to bottom riser. For safety reasons, you should consider that the handrail be altered or replaced with one of the proper configuration.

6.2. SAFETY CONCERN: The interior staircase (SEE PICTURE) had no handrails. Safe building practices dictate that stairs with 4 or more risers should have a handrail.



Non continuous handrail



No handrail

7. Fireplaces

The NFPA (National Fire Protection Association) highly recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection is recommended before home changes ownership--for fire safety reasons.

7.1. The interior of the firebox and flue were dirty. You should have a qualified chimney sweep evaluate and provide estimates for all necessary service.



Masonry wood burning fireplace



Dirty flue

8. Recommendations for Interior Inspection

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

Kitchen and Appliances

1. Kitchen Faucets

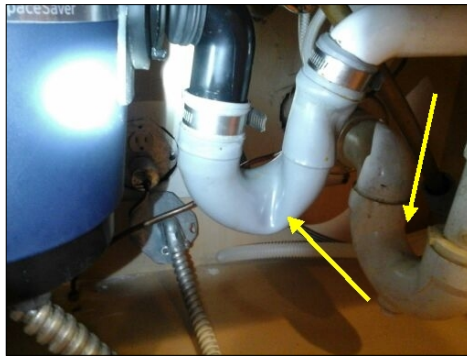
1.1. The kitchen sink faucet was leaking. You should have repaired as needed.



Leaking

2. Kitchen Sinks

2.1. There was a double trap under the kitchen sink which in an unapproved arrangement and can lead to clogging of the pipes. You should have corrected.



Double trap at kitchen sink

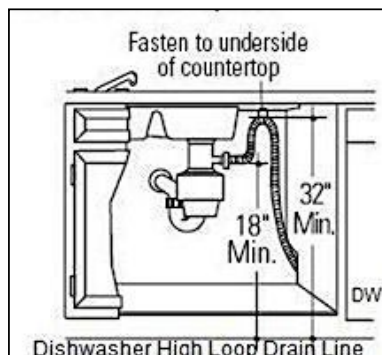
3. Countertops and Cabinets

3.1. The countertops and cabinets were in acceptable condition.

4. Dishwasher Observations

4.1. The dishwasher was operated through a normal cycle and was functioning as intended at the time of the inspection.

4.2. There was no high loop installed to prevent water from the sink drain or disposal from entering the dishwasher. You should have a proper high loop installed.



Dishwasher high loop example

5. Garbage Disposal

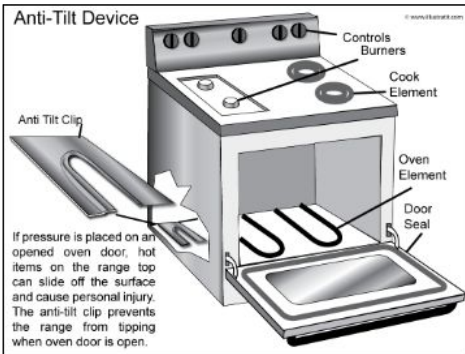
- 5.1. The garbage disposal was functional at the time of inspection.
- 5.2. The electrical connection to the garbage disposal was exposed to damage. You should have this repaired.



Exposed wiring

6. Range and Cooktop

- 6.1. The heating elements/burners and oven operated when tested. This does not confirm the efficiency of the system.
- 6.2. There was no anti-tip device observed at the range. This is a safety device that should be installed.

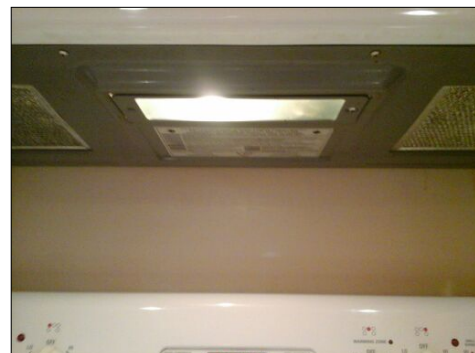
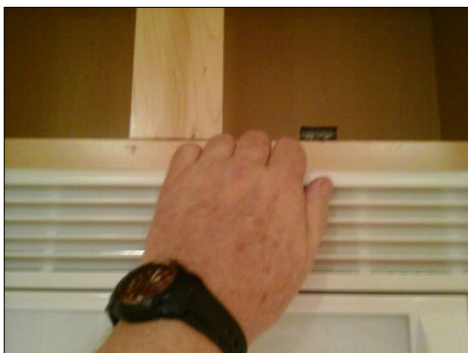


Anti-tip device information



7. Hood or Exhaust System

- 7.1. The range hood exhaust fan and lights appeared to be in serviceable condition at the time of the inspection.
- 7.2. The exhaust system is integrated with microwave above the range was functional. These recirculate the air back into the kitchen. It is important to insure filter(s) are kept clean.



8. Built In Microwave Oven

- 8.1. The microwave was functional when operated.



9. Refrigerator

9.1. The refrigerator was functional and in adequate condition. We cannot determine the efficiency of the appliance.

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



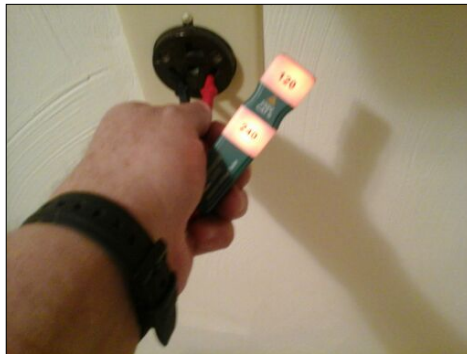
10. Washing Machine

10.1. There was no washing machine present at the time of the inspection. The washer supply valves and drain were not tested.

11. Dryer

11.1. There was no dryer present at the time of the inspection.

11.2. FYI: A three prong 240 Volt electrical outlet has been installed, which was standard at the time of construction. Therefore, it will be necessary to have to convert a newer dryer's four prong cord to fit this three prong outlet.



3 Prong outlet - Functional

12. Clothes Dryer Vent

12.1. You can find additional information regarding dryer vent safety at <http://www.safehousepropertyinspections.com/Virginia-Beach-home-inspection-article-dryer-vent-safety.html>

12.2. The visible sections of the dryer vent were in an acceptable condition.

13. Recommendations for Appliances Inspection

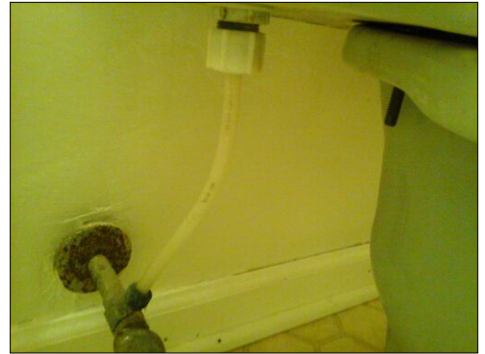
The built-in appliances of the home were inspected as a courtesy and reported on with the above information. The inspector recommends that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Bathrooms

1. Bathroom View

The pictures demonstrate that every effort was made to test all bathroom plumbing fixtures in the house, and check that hot water was being delivered. All the bathroom fixtures may not be pictured here. Personal belongings are not moved and may conceal issues. Supply valves are not tested as part of a standard home inspection. Any issues will be noted in the appropriate section.

Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.



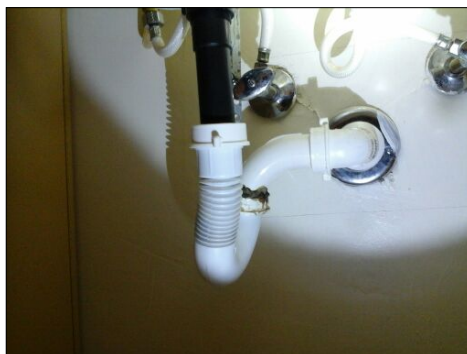
2. Faucets

2.1. The bathroom faucets were functional.

3. Sinks

3.1. The bathroom sinks were functional.

3.2. There was an unapproved, flexible, corrugated drainpipe that will contribute to blockages at a bathroom sink(s). Although they were functioning, it is recommended that this be replaced with the proper drain material. LOCATION: Upstairs hall bathroom



Improper corrugated drain line

4. Bathroom Showers

4.1. The shower(s) were functional during the inspection.

5. Toilets

5.1. All the toilets flushed properly at the time of the inspection.

6. Exhaust Fans

Bathroom ventilation improves air quality and helps to maintain proper moisture levels in the home. Excess moisture can migrate into wall and floor cavities and into the attic if the bathroom is not properly vented, and this moisture can damage materials and provide moisture for microbial growth. Ventilation may not have been required when the house was built, but the installation of mechanical ventilation is recommended.

6.1. IMPROVE: There was no mechanical ventilation provided for one or more bathrooms. There was a window installed which will most likely not be used to ventilate in the winter. The inspector recommends having mechanical ventilation fans installed.

7. Vanities

7.1. The bathroom vanities were in acceptable condition. Areas of cosmetic damage are not noted.

8. Recommendations for Bathroom Inspection

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

HVAC

1. Heating System Information

The **heating system** was a ADP air handler with electric backup heat located in the garage and was approximately 13 Years old.

The heating system was a Trane air handler with electric backup heat located in the attic and was approximately 9 Years old.

2. Energy Source and Filters

The heat energy source is provided by 240 volt electric, and the cooling energy source is 240 volt electric. The thermostat(s) were located at: living room and upstairs hallway

2.1. There were no issues observed with the installed **air filters**.

2.2. FYI: The emergency heat setting was turned on at the thermostat and heat was being delivered during the inspection.



Auxiliary heat functional



Auxiliary heat functional

3. Heating Supply

The pictures illustrate that the heating equipment responded to operating controls at the thermostat when placed in the heating mode. Heated air was discharging from all supply air registers unless otherwise noted. No further equipment diagnostics were performed as part of this home inspection.



4. Heating System Observations

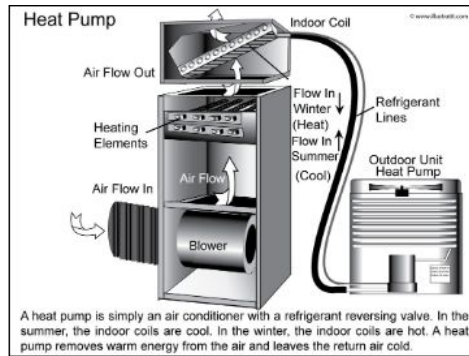
4.1. The heating system was functional during the inspection. We recommend consulting with the seller regarding the service history of the system. An annual/seasonal professional HVAC inspection and cleaning service contract is recommended.

4.2. IMPROVE: The HVAC system in the attic did not have the required level 30-inch by 30-inch minimum working space in front of the control side. The inspector recommends that a working space meeting these requirements be installed to provide a proper work surface for any needed service.

5. Cooling System Information

The Ducane outside condenser was approximately a 2 Ton unit, and approximately 13 Years old. The manufacturers data plate states that the maximum size of the overcurrent protection for the unit should not exceed 25 amps. A **split system** was installed, the average life of a heat pump is 16 years.

The Trane outside condenser was approximately a 2 Ton unit, and approximately 11 Years old. The manufacturers data plate states that the maximum size of the overcurrent protection for the unit should not exceed 25 amps. A split system was installed, the average life of a heat pump is 16 years.



Heat pump example

6. Cooling Supply

The pictures illustrate that the cooling equipment responded to operating controls at the thermostat when placed in the cooling mode. Cool air was discharging from all supply air registers. No further equipment diagnostics were performed as part of this home inspection.



7. Cooling System Observations

7.1. The cooling system was functional at the lower floor during the inspection. We recommend consulting with the seller regarding the service history of the system. An annual/seasonal professional HVAC inspection and cleaning service contract is recommended.

7.2. MAINTENANCE: There was missing or damaged insulation at the refrigeration line. This can affect the efficiency of the system due to heat loss. You should have insulation installed so all of the line is covered.

7.3. FYI: The condensing coil fins had damage visible at the time of the inspection, which may limit their ability to dissipate heat.

7.4. The circuit breakers protecting the central air conditioning units was 40 amps which exceeds the stated manufacturer maximum. It is recommended to have the appropriate breaker installed per the manufacturer's recommendation.

7.5. The installed cooling system at the upper floor did not respond to the thermostat. The inspector recommends that a qualified HVAC contractor evaluate the system to determine the issue and make all necessary corrections or replacements.



Fin damage

8. Condensate Drainage

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

8.1. **IMPROVE:** The auxiliary condensate drain is next to the primary drain. It should discharge to a conspicuous location, such as above a window, door, patio, or deck, where any discharge would be readily noticed. If it is not relocated, you should have the auxiliary condensate drain identified and marked in a way that it is distinguishable from the primary drain line so that you are aware when it is draining. When the auxiliary line is draining call a HVAC technician for service.

8.2. **FYI:** There was rust observed in the condensate drain pan indicating that there was a failure in the primary condensate drainage system. This may or may not have been corrected. You should consult with seller regarding the condition to determine if this issue has been serviced.



Recommend identifying the auxiliary line



Rust in condensate pan

9. Distributions Systems

9.1. There were issues observed with the installed ductwork. The interior condition of the ductwork is beyond the scope of a home inspection and would require a more invasive inspection if this condition is a concern.

9.2. There were supply duct(s) that were disconnected and should be reconnected in order to deliver heated or conditioned air to the living space. LOCATION: right middle of crawlspace

9.3. There were air supply ducts routed through unheated spaces that had damaged or missing insulation. The inspector recommends having all uninsulated duct work in unheated spaces properly insulated. LOCATION: crawlspace



Insulation damaged at ductwork



Disconnected ductwork

10. Recommendations for Heating and Air Conditioning Inspection

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

Plumbing

1. Plumbing Pics

The pictures demonstrate that every effort was made to test all the plumbing fixtures at the house. All the plumbing fixtures are not be pictured here. Supply valves are not tested as part of a standard home inspection. The water flow is test for adequacy by running water in the bath sink and shower while the toilet is flushed. Any issues will be noted in the appropriate section.



2. Water Shut Off and Pipes

The main water service pipe was COPPER and the readily visible water supply pipes were COPPER.

The water supply is publicly supplied and the main shutoff was located at the meter box below ground.

3. Water Heater Information

There was a Whirlpool 50 gallon electric water heater installed in the garage, and it was approximately 5 Years old.



4. Water Heater Observations

4.1. FYI: The application of an insulation blanket may void the warranty for this water heater. Furthermore, the application of an insulation blanket may interfere with the operation of this water heater, possibly resulting in property damage or injury. Modern water heaters typically are double-walled, and insulation blankets typically serve no useful purpose, particularly in an enclosed space. The inspector recommends that you consult the product manual to determine if the use of an insulation blanket is allowed.

5. Distribution Pipe Observations

5.1. There were leaking distribution pipes in that should be repaired by a qualified plumbing contractor to avoid damage to home materials or the development of conditions which encourage the growth of microbes such as mold. LOCATION: under kitchen sink



CLICK to VIEW video of crawlspace issues

6. DWV Information

The inspector attempts to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and ONLY A VIDEO-SCAN of the main line would confirm its actual condition.

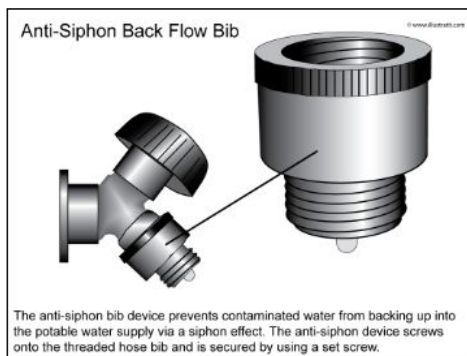
7. Hose Bib Observations

There were standard hose bib(s) at the house.

If anti-siphon devices are not present at all the exterior faucets there is a potential for cross contamination. The inspector recommends installing anti-siphon devices at hose bibs that do not currently have this protection.

7.1. IMPROVE: There was a loose hose bib at the time of the inspection. You should have spigots secured, and sealed to structure to prevent moisture intrusion and damage to the pipe. LOCATION: Rear of house

7.2. FYI: The exterior hose bibs were turned off at an interior shut-off. The inspector was unable to test. You should have the shut off valves turned on and test for to ensure they are functioning. : Right rear side of house



Anti-Siphon device example



Loose hose bib

8. Recommendations for Plumbing Inspection

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

Electrical

1. Service Drop, Service Disconnect and Grounding

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service. The electrical meter is located at the rear of the house.



Main shutoff location: laundry room

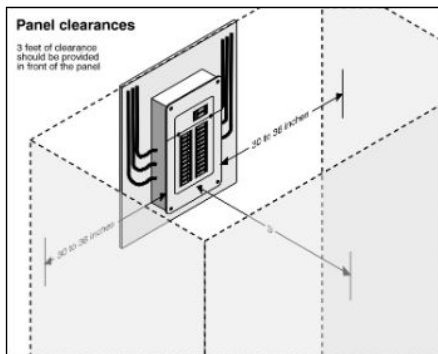
2. Main Service Panel

There was a Gould main electrical panel that was rated for 200 amps.

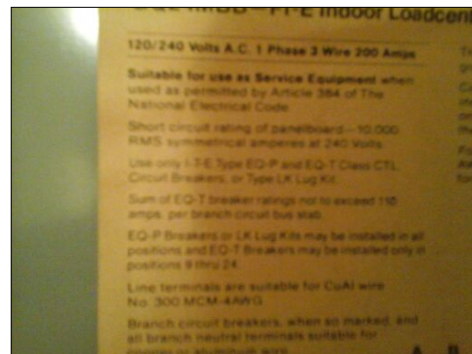
The visible wiring observed was predominately copper non metallic sheathed cable for branch circuits.

2.1. FYI: The main electrical service panel did not have proper clearances to provide quick access for an emergency disconnect. This condition should be corrected. The clear working space required in front of a panel is 30" wide by 36" deep with a minimum headroom clearance of 6' 6".

2.2. There were circuit breakers in the main electrical service panel that were not listed by the **panel manufacturer**. You should contact a qualified electrical contractor should be ensure the breakers are classified for this panel.



Panel clearance information



Manufacturer states use only their breakers

3. GFCI Information

There was **GFCI** protection installed at the bathrooms. It is recommended that you locate the reset button for all your GFCI protected receptacles.

You can find additional information regarding GFCI's at <http://www.safehousepropertyinspections.com/virginia-beach-home-inspection-articles-gfci.html>

3.1. IMPROVE: GFCI protection was not provided in the home at locations where it now deemed necessary. GFCI protection may not have been required at the time the home was built, but for safety reasons it is recommended that GFCI protection be installed at all the following locations: • Bathrooms • Exterior • Garages • Crawlspace (at or below grade) • Unfinished basements • Kitchens • Laundry rooms • Within 6 feet of all plumbing fixtures

4. AFCI Information

You can find additional information regarding **AFCI**'s at <http://www.safehousepropertyinspections.com/virginia-beach-home-inspection-article-afcis.html>

4.1. FYI: There were no Arc-Fault Circuit Interrupter (AFCI) protection installed to protect electrical circuits in bedrooms. They most likely were not required at the time of original construction.

5. Smoke Alarms

During our inspection, we do not operate smoke alarms or carbon monoxide (CO) detector. We also do not smoke-test alarms, which is the only definitive test to confirm proper function. We recommend installation in the following areas for smoke detectors: wall or ceiling outside bedrooms, in each bedroom, in the garage, and basements if present. If there are no fire extinguishers in the house it is recommend that a fire extinguisher be accessible in the kitchen, garage, and second floor if present.

You can find additional information at <http://www.safehousepropertyinspections.com/virginia-beach-home-inspection-article-smoke-alarms.html>

You can find additional information regarding **CO detectors** at <http://www.safehousepropertyinspections.com/Virginia-Beach-home-inspection-articles-carbon-monoxide.html>

5.1. There were a minimal number of smoke alarms observed during the inspection. You should consult the link above and install in all recommended locations. You should ensure they are functioning and check regularly.

5.2. IMPROVE: The inspector recommends having at least a CO detector installed in a location consistent with the manufacturers installation instructions and local ordinances.

6. Wiring Methods

Residential branch circuits consist of devices such as conductors (wiring), switches, outlets, connections for permanently-wired appliances and the electrical conductors which supply them with electricity. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The inspection does not include the removal of cover plates and inspection of branch circuits and wiring is limited to permanent response to testing of switches and electrical outlets.

6.1. There was extension cords being uses for permanent wiring. You should have this removed or a permanent method of wiring installed. LOCATION: Garage at garage door opener



Extension cord wiring

7. Receptacles

7.1. There are missing outlet cover(s) at some outlets. This condition leaves energized electrical components exposed to touch. You should have all missing cover plates installed. LOCATIONS: Kitchen cabinet over microwave

8. Switches

8.1. The accessible switches were tested and performed as intended.

9. Lighting and Fixtures

Although exterior lighting is outside the scope of a home inspection, the inspector attempts to operate exterior fixtures. Fixtures may appear to be inoperable due to bulbs that need to be replaced, connection to a timer or light-sensitive switch, or a problem may exist with the light fixture, wiring or the switch. You should consult with seller regarding the operation of exterior fixtures.

9.1. FYI: There were light fixture(s) that did not turn on during the inspection. You should have all bulbs installed or replaced to ensure the fixture is functional during your walk through. LOCATION: Rear exterior light at sliding doors, master bedroom closet light, light at master bedroom vanity

10. Recommendations for Electrical Inspection

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

Garage

1. Garage Information

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

1.1. The visible sections of the garage were in an acceptable condition at the time of inspection.

2. Door and Opener

A Chamberlain garage door opener was installed.

2.1. The garage door(s) was functional and in an acceptable condition.



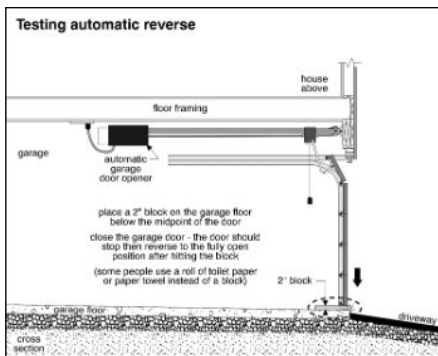
3. Safety Features

The safety features of automatic garage door openers should be tested periodically to ensure proper and safe operation. Photo sensors are safety standards designed to protect small children from harm and should be installed 6" from the floor. The safety reverse function should reverse when the door meets resistance. Occasionally the setting at the opener may need to be adjusted.

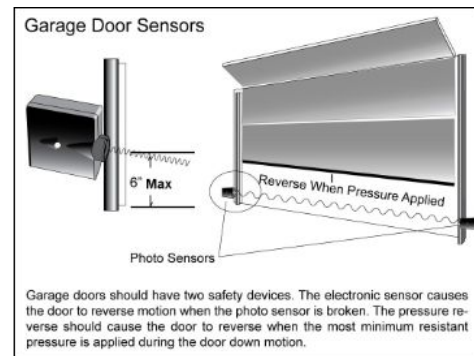
3.1. The safety sensors operated normally, reversing the door when tested..

3.2. **SAFETY CONCERN:** The garage door opener safety eye sensors were higher than the 6" recommended by DAMSA(Door & Access Systems Manufacturers Association). You should have them lowered.

3.3. **SAFETY CONCERN:** The garage door safety reverse by force did not operate when tested. It may need to be adjusted or repaired.



Testing automatic reverse information



Garage door safety sensor information

4. Garage Separation Wall

Current standards require 1/2" drywall and 5/8" Type X drywall if there is living space above to meet the garage separation requirements. Due to either finishing materials or insulation it is typically not possible to verify that these requirements are being met.

You can find additional information at <http://www.safehousepropertyinspections.com/Virginia-Beach-Home-Inspections-article-Garage-Fire-Hazards.html>

4.1. The garage separation wall was intact.

Crawlspace Foundation

1. Crawlspace Access and Views

The house had a **crawlspace foundation**. The pictures demonstrate that the inspector crawled accessible areas where it could be done safely. There are some typical restrictions to the inspection including but not limited to the electrical wires, pipes, storage, ductwork, insulation, access, debris etc...We are unable to report defects concealed by these items. The crawlspace access was located at: REAR OF THE HOUSE



2. Crawlspace Observations

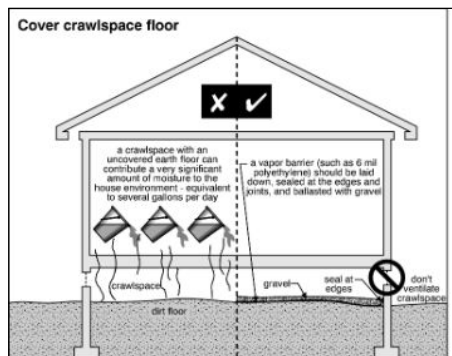
FYI: Vapor barriers are important because the barrier limits the amount of moisture than can evaporate out of the soil into the crawlspace. High humidity can result in mold and rot that lead to infestation by wood-destroying insects and eventually structural damage. You should have a qualified contractor determine if additional soil or sand will be needed prior to installation.

2.1. There were indications of possible microbial, fungal, or mold like growth. This condition typically indicates a moisture problem. The source of moisture should be identified and the condition corrected to avoid possible damage to the structure and poor indoor air quality. You should have a professional termite and moisture company perform a complete inspection of the home and make recommendations to correct any damage that may be present.

2.2. The vapor barrier in the crawlspace is inadequate, as it doesn't cover 100% of the soil under the home or has been rendered ineffective by damage. You should have the vapor barrier installation completed.

2.3. There were indications of a wood destroying organism (WDO) presence, evidenced by damaged wood in the crawlspace. The inspector recommends inspection by a qualified pest control contractor.

2.4. There was evidence of bio growth and WDO presence in multiple areas of the crawlspace. The majority of the crawlspace framing was not visible due to the installation of a radiant barrier. The radiant barrier was rendered ineffective by damage in multiple areas. It is recommended that the barrier be removed to allow for a full inspection for possible moisture damage and WDO damage.



Crawlspace cover example



Biogrowth observed



Termite tubes observed



CLICK to VIEW video of crawlspace issues



CLICK to VIEW video of crawlspace issues

3. Foundation Walls

3.1. **IMPROVE:** There were cracks in the mortar at the brick skirt wall around the crawlspace. Although this is not a structural wall it is recommended that you have the cracks properly sealed or repointed to prevent damage to the wall.

4. Recommendations for Crawlspace Inspections

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

Conclusion

REPORT CONCLUSION and WALK-THROUGH

CONCLUSION:

I am proud of the service I provide, and trust that you will be happy with the quality of my report. I have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, I may not have tested every outlet, and opened every window and door, or identified every problem. Also because my inspection is essentially visual, latent defects could exist. I cannot see behind walls. Therefore, you should not regard my inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. I cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for my client. It is not transferable to other people. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report, and call me if you have any questions. I am always attempting to improve the quality of my service and my report.

PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to inspect the property. Conditions may change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Safe House Property Inspections of all responsibility. Client assumes responsibility for all known defects after settlement.

Sincerely,

Troy Pappas, Owner
Safe House Property Inspections

Report Summary

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

Roof and Attic		
Page 3 Item: 2	Roof Coverings	2.4. There were damaged shingles at the roof. Damage to shingles reduces the overall lifespan of the roof covering system. You should have all damaged shingles replaced. LOCATION: front upper left side
Page 4 Item: 5	Chimneys	5.1. There was damage or wear at the chimney crown. You should have the mortar crown repaired. You should have a qualified chimney contractor make all necessary repairs or replacement.
Page 5 Item: 8	Attic Observations	8.1. There was insulation missing or damaged in the attic at the suction line between the indoor coil to the outside condenser. This can cause moisture issues and attract vermin due to condensation on the line. You should have all damaged or missing suction line insulation repaired or replaced.
Page 5 Item: 9	Insulation	9.2. The attic was missing areas of insulation. The inspector recommends having the insulation levels installed to current standards. LOCATION: walls of attic stairwell
Page 6 Item: 11	Ceiling and Roof Structure	11.1. There was moisture damage and WDO damage to the underside of roof sheathing visible in the attic. The inspector recommends inspection by a qualified pest control contractor and have repaired as needed. LOCATION: left front corner of garage attic
Exterior		
Page 7 Item: 4	Steps, Porch and Railings	4.2. SAFETY CONCERN: The exterior staircase had no handrail. Safe building practices dictate that stairs with 4 or more risers should have a handrail. LOCATION: rear
Interior		
Page 9 Item: 5	Doors and Closets	5.3. There were door(s) that had missing hardware needed for the door to function properly. You should have appropriate hardware installed. LOCATION: Master bedroom door strike plate missing
Page 9 Item: 6	Stairways and Railings	6.2. SAFETY CONCERN: The interior staircase (SEE PICTURE) had no handrails. Safe building practices dictate that stairs with 4 or more risers should have a handrail.
Page 10 Item: 7	Fireplaces	7.1. The interior of the firebox and flue were dirty. You should have a qualified chimney sweep evaluate and provide estimates for all necessary service.
Kitchen and Appliances		
Page 11 Item: 1	Kitchen Faucets	1.1. The kitchen sink faucet was leaking. You should have repaired as needed.
Page 11 Item: 2	Kitchen Sinks	2.1. There was a double trap under the kitchen sink which in an unapproved arrangement and can lead to clogging of the pipes. You should have corrected.
Page 11 Item: 4	Dishwasher Observations	4.2. There was no high loop installed to prevent water from the sink drain or disposal from entering the dishwasher. You should have a proper high loop installed.
Page 12 Item: 5	Garbage Disposal	5.2. The electrical connection to the garbage disposal was exposed to damage. You should have this repaired.
Page 12 Item: 6	Range and Cooktop	6.2. There was no anti-tip device observed at the range. This is a safety device that should be installed.
HVAC		

Page 18 Item: 7	Cooling System Observations	7.4. The circuit breakers protecting the central air conditioning units was 40 amps which exceeds the stated manufacturer maximum. It is recommended to have the appropriate breaker installed per the manufacturer's recommendation. 7.5. The installed cooling system at the upper floor did not respond to the thermostat. The inspector recommends that a qualified HVAC contractor evaluate the system to determine the issue and make all necessary corrections or replacements.
Page 19 Item: 9	Distributions Systems	9.2. There were supply duct(s) that were disconnected and should be reconnected in order to deliver heated or conditioned air to the living space. LOCATION: right middle of crawlspace 9.3. There were air supply ducts routed through unheated spaces that had damaged or missing insulation. The inspector recommends having all uninsulated duct work in unheated spaces properly insulated. LOCATION: crawlspace
Plumbing		
Page 20 Item: 5	Distribution Pipe Observations	5.1. There were leaking distribution pipes in that should be repaired by a qualified plumbing contractor to avoid damage to home materials or the development of conditions which encourage the growth of microbes such as mold. LOCATION: under kitchen sink
Electrical		
Page 22 Item: 2	Main Service Panel	2.2. There were circuit breakers in the main electrical service panel that were not listed by the panel manufacture . You should contact a qualified electrical contractor should be ensure the breakers are classified for this panel.
Page 23 Item: 6	Wiring Methods	6.1. There was extension cords being uses for permanent wiring. You should have this removed or a permanent method of wiring installed. LOCATION: Garage at garage door opener
Page 23 Item: 7	Receptacles	7.1. There are missing outlet cover(s) at some outlets. This condition leaves energized electrical components exposed to touch. You should have all missing cover plates installed. LOCATIONS: Kitchen cabinet over microwave
Page 23 Item: 9	Lighting and Fixtures	9.1. FYI: There were light fixture(s) that did not turn on during the inspection. You should have all bulbs installed or replaced to ensure the fixture is functional during your walk through. LOCATION: Rear exterior light at sliding doors, master bedroom closet light, light at master bedroom vanity
Garage		
Page 24 Item: 3	Safety Features	3.2. SAFETY CONCERN: The garage door opener safety eye sensors were higher than the 6" recommended by DAMSA(Door & Access Systems Manufacturers Association). You should have them lowered. 3.3. SAFETY CONCERN: The garage door safety reverse by force did not operate when tested. It may need to be adjusted or repaired.
Crawlspace Foundation		
Page 25 Item: 2	Crawlspace Observations	2.1. There were indications of possible microbial, fungal, or mold like growth. This condition typically indicates a moisture problem. The source of moisture should be identified and the condition corrected to avoid possible damage to the structure and poor indoor air quality. You should have a professional termite and moisture company perform a complete inspection of the home and make recommendations to correct any damage that may be present. 2.2. The vapor barrier in the crawlspace is inadequate, as it doesn't cover 100% of the soil under the home or has been rendered ineffective by damage. You should have the vapor barrier installation completed. 2.3. There were indications of a wood destroying organism (WDO) presence, evidenced by damaged wood in the crawlspace. The inspector recommends inspection by a qualified pest control contractor. 2.4. There was evidence of bio growth and WDO presence in multiple areas of the crawlspace. The majority of the crawlspace framing was not visible due to the installation of a radiant barrier. The radiant barrier was rendered ineffective by damage in multiple areas. It is recommended that the barrier be removed to allow for a full inspection for possible moisture damage and WDO damage.