# Inspection Report

## Mr. Timothy Early

**Property Address:**
123 Main Street
Any City, VA 23456

# Early Home Inspection LLC

**Timothy J. Early**
**STATE OF VA CERTIFIED HOME INSPECTOR 33800-00765**
**ASHI Home Inspector 260136**
**InterNACHI Certified Home Inspector 15110308**
**1121 Chipping Court**
**Virginia Beach VA 23455**
**757-478-1280**

# Table of Contents

Cover Page ..... 1
Table of Contents ..... 3
Intro Page ..... 4
General Summary ..... 5
1 Roofing ..... 7
2 Exterior ..... 9
3 Interiors ..... 11
4 Garage ..... 12
5 Structural Components ..... 13
6 Plumbing System ..... 14
7 Electrical System ..... 16
8 Heating / Central Air Conditioning ..... 19
9 Insulation and Ventilation ..... 22
10 Built-In Kitchen/ Laundry Appliances ..... 23
11 Wood Destroying Organism Findings ..... 25
12 Vermin/Pests ..... 26
13 Shed ..... 27
Invoice ..... 28
Attachments ..... 30
Back Page ..... 31

| **Date:** 10/21/2016 | **Time:** 09:00 AM | **Report ID:** 161020N |
|---|---|---|
| **Property:**<br>123 Main Street<br>Any City, VA 23456 | **Customer:**<br>Mr. Timothy Early | **Real Estate Professional:** |

**Comment Key or Definitions**

The following definitions are for comment descriptions represented in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair, replace or correct suggests a second opinion by further inspection by a qualified licensed insured contractor should be obtained. All costs associated with further inspections, repairs or replacement of an item, component or unit should be considered before you purchase the property.

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

**Not Inspected (NI)**= I did not inspect this item, component or unit and thus, can not make any representation whether or not it is functioning as intended. A reason for not inspecting will be given.

**Not Present (NP)** = This item, component or unit was not observed as being in this home or building.

**Repair or Replace (RR)** = The item, component or unit was not observed to be functioning as intended on the day of inspection. All RR noted items, components or units require further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Front** = facing home with back to road or front yard **Rear** = rear of home

**Right side**= right side of home facing front of home **Left side**= left side of home facing front of home

**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.

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling, and warrants further investigation by a specialist, and or requires subsequent observation. It is the responsibility of the client/owner to have qualified licensed and insured contractors evaluate all areas that may have the type of deficiencies /discoveries depicted in the report and summary.

| **Standards of Practice:** | **In Attendance:** | **Type of building:** |
|---|---|---|
| InterNACHI National Association of Certified Home Inspectors | Customer | Single Family (2 story) |
| **Style of Home:** | **Approximate age of building:** | **Home Faces:** |
| Two-Story Modern | Over 15 Years | E |
| **Temperature:** | **Weather:** | **Rain in last 3 days:** |
| Over 65 (F) = 18 (C) | Cloudy | No |

**Ground/Soil surface condition:**
Dry

# General Summary

**Early Home Inspection LLC**

**STATE OF VA CERTIFIED HOME INSPECTOR 33800-00765**
**ASHI Home Inspector 260136**
**InterNACHI Certified Home Inspector 15110308**
**1121 Chipping Court**
**Virginia Beach VA 23455**
**757-478-1280**

**Customer**
Mr. Timothy Early

**Address**
123 Main Street
Any City, VA 23456

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling, and warrants further investigation by a specialist, and or requires subsequent observation. It is the responsibility of the client/owner to have qualified licensed and insured contractors evaluate all areas that may have the type of deficiencies /discoveries depicted in the report and summary. This summary shall NOT contain all recommendations. The complete report may include additional information of concern to the customer, and additional recommendations. **It is recommended that the customer read the complete report.**

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

*Prepared Using HomeGauge* *http://www.HomeGauge.com* : Licensed To Timothy J. Early

# 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. **It is recommended that qualified licensed and insured contractors be used to further inspect and/or RR (repair/replace) items, components or units that are noted as such.**

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access such as, solar roofing components, etc. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material. Any age estimate is not definite since no data is provided on roof shingles as to their manufacture date and certainly not an installation date which may vary tremendously. Roofs may be older or newer than estimated. There are no guarantees that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Likewise, regarding roof leaks, the inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

*Styles & Materials*

**Roof Covering:**
Architectural Asphalt
Plastic

**Viewed roof covering from:**
Walked Roof

**Sky Light(s):**
None

**Chimney (exterior):**
Brick
Tile Flue

**Roof Style:**
Gable Open

**Age of Roof:**
ESTIMATED -roof is in its first 1/3 of life expectancy

**Roof Age Source:**
Estimate

**Gutter Material:**
Metal

**Gutter Installation:**
Full

*Items*

**1.0 Roof Coverings/Flashing/ Penetrations**

**Comments:** Inspected

(1) Most underlayment was hidden beneath the roof-covering material. The inspector was able to view only the edges at a representative number of areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition. **Inspector Tip-** In an ideal world, roofs are expertly inspected annually, preferably in the autumn before the wind, rain and snow sets in. Otherwise, it's recommended to have a new roof inspected after the first five years, then at 10 years, 13, 15, 17, and every year after that.

(2) Kick-Out (a type of diverter) flashing should be used to direct water away from sidewalls where a gutter end abuts the sidewall.

**1.1 Skylights, Chimneys and Roof Penetrations**

**Comments:** Inspected, Repair or Replace

(1) The chimney is not flashed properly. The Chimney counter flashing should be L-shaped at top edge and mortared at least 1-inch in the brick joint.. This area does not appear to be leaking at this time from accessible observation in the attic; however, the weather was dry during the inspection. This area should be monitored over time.. A qualified roofing contractor should inspect further and correct as needed.

(2) Cracking noted to the cement chimney top, a common finding and may need to be sealed or replaced to prevent moisture entry. Recommend evaluation and repair by a licensed mason or chimney sweep or mason contractor.

### 1.2 Roof Drainage Systems

**Comments:** Inspected

**Inspector Tip-** Clean your gutters at least once per year by physically removing debris from the channels and rinsing them thoroughly by using a garden hose.

Based on observable information above, the roof of the home was inspected. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear **not** to leak during the inspection due to dry weather conditions. Any repair items mentioned in this report should be considered before purchase.

# 2. Exterior

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

When evidence of moisture intrusion or erosion adjacent to the building is present the following is recommended: Water from crawl spaces can evaporate and enter the structure above causing high levels of moisture in the structure. This is a conducive condition for wood-destroying organisms. While a minor amount of seasonal water is commonly found in crawl spaces, significant amounts should not be present. If evidence of moisture intrusion was found at one or more locations in the crawl space and/or evidence of moisture/signs of erosion near to/adjacent to the building a qualified contractor should repair as necessary. Evidence of standing moisture or erosion is not limited to this report but may exist and further evaluation is recommended by a qualified contractor if any evidence of standing water or erosion is present that may impact the building. Rain runoff is the most common cause of wet crawl spaces, but water can come from other sources such as ground-water or underground springs. Recommend that a qualified person correct any issues related to outside perimeter grading and/or roof drainage (see any other comments about this in this report). If standing water persists, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typically such repairs include:

• Grading/landscaping to divert water from the building(s) • Repairing, installing or improving underground footing and/or curtain drains • Applying waterproof coatings to foundation walls

• Digging trenches in the crawl space to collect or divert water • Installing sump pumps

*Styles & Materials*

| | | |
|---|---|---|
| **Siding Material:** | **Exterior Entry Doors:** | **Appurtenance:** |
| **Driveway:** | **Hand/Guard Rails:** | **Steps:** |

*Items*

### 2.0 Wall Cladding Flashing and Trim

**Comments:**

(1) There was needed sealant/caulk maintenance at areas around home. Recommend that a qualified person renew or install caulk as necessary around windows, doors, siding butt joints, siding-trim junctions, and wall penetrations. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: http://www.reporthost.com/_docs/FPL_Caulking_Ins_Outs.pdf

(2) **Inspector Tip- I**nspect window, door and wall penetration caulking and weather stripping yearly

### 2.1 Doors (Exterior)

**Comments:**

I recommend re-keying or replacing all exterior door lock sets, to include installing dead bolt locks where not installed, for security and safety. Recommend installing a "peep hole" if none installed for added security.

### 2.2 Windows

**Comments:**

(1) Window flashings are concealed by the exterior wall covering, we cannot endorse them and specifically disclaim any evaluation of these components, and leaks may become evident only during heavy, prolonged or wind-driven rainfall.

(2) The window screens are not evaluated because many people choose to remove them for aesthetic reasons.

**2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**

**Comments:**

**2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

**Comments:**

**2.5 Eaves, Soffits and Fascias**

**Comments:**

**2.6 Fence**

**Comments:**

Inspection of fencing lies beyond the scope of the general home inspection. The fences were not inspected.

**2.7 HOUSE ADDITIONS OR ALTERATIONS**

**Comments:**

**2.8 Pool**

**Comments:**

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase.

# 3. Interiors

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

*Styles & Materials*

| | | |
|---|---|---|
| **Ceiling Materials:** | **Wall Material:** | **Floor Covering(s):** |
| **Interior Doors:** | **Window Types:** | **Cabinetry:** |
| **Countertop:** | | |

*Items*

### 3.0 Doors (representative number)

**Comments:**

### 3.1 Floors

**Comments:**

### 3.2 Walls and Cielings

**Comments:**

(1) The caulk/grout was deteriorated, missing in areas or needs renewed. 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 fixtures and areas is an ongoing maintenance task which should not be neglected.

(2) Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, *( however: Recommend monitoring all cracks and if worsen over time have evaluated and repaired by qualified contractor)* but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product: http://www.google.com/search?q=elastic+crack+cover

### 3.3 Steps, Stairways, Balconies and Railings

**Comments:**

### 3.4 Counters and Cabinets (representative number)

**Comments:**

### 3.5 Windows (representative number)

**Comments:**

The window screens are not evaluated because many people choose to remove them for aesthetic reasons.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase.

# 4. Garage

**The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.**

*Styles & Materials*

**Auto-opener Manufacturer:** **Garage Door Type:** **Garage Door Material:**

*Items*

**4.0 Garage Ceilings**

**Comments:**

**4.1 Garage Walls (including Firewall Separation)**

**Comments:**

**4.2 Garage Floor**

**Comments:**

**4.3 Garage Door (s)**

**Comments:**

**4.4 Occupant Door (from garage to inside of home)**

**Comments:**

**4.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)**

**Comments:**

**Inspector Tip-**Test your garage door opener monthly to ensure that it reverses when it hits an obstruction or when its sensor beam is interrupted.

**4.6 Garge Door Photo-sensor Wiring**

**Comments:**

**4.7 Garage Stair Handrails/steps**

**Comments:**

**4.8 Detached garage**

**Comments:**

# 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons. **MOLD LIKE SUBSTANCES AND INSECTS/PESTS ARE NOT INCLUDED IN THE SCOPE OF THIS REPORT AND ANY COMMENTS ABOUT MOLD LIKE SUBSTANCES OR INSECTS/PESTS INCLUDED ARE MADE AS A COURTESY.**

*Styles & Materials*

| | | |
|---|---|---|
| **Foundation:** | **Method used to observe Crawlspace:** | **Floor Structure:** |
| **Wall Structure:** | **Columns or Piers:** | **Ceiling Structure:** |
| **Roof Structure:** | **Roof-Type:** | **Method used to observe attic:** |
| **Attic info:** | **New:** | |

*Items*

**5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

**Comments:**

**5.1 Dehumidifier in crawlspace**

**Comments:**

**5.2 SUMP & PUMP in crawlspace**

**Comments:**

**5.3 Walls (Structural)**

**Comments:**

**5.4 Columns or Piers**

**Comments:**

**5.5 Floors (Structural)**

**Comments:**

**Inspector Tip-** *Check the condition of existing floor joist and insulation in crawlspace annually.*

**5.6 Ceilings (Structural)**

**Comments:**

**5.7 Roof Structure and Attic**

**Comments:**

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase.

# 6. Plumbing System

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

*Styles & Materials*

| | | |
|---|---|---|
| **Water Source:** | **Meter Location:** | **Water Filters:** |
| **Plumbing Water Supply (into home):** | **Plumbing Water Distribution (inside home):** | **Washer Drain Size:** |
| **Plumbing Waste:** | **Water Heater Power Source:** | **Manufacturer:** |
| **Water Heater Capacity:** | **Life Expectancy:** | **Water Heater Location:** |
| **Water Pressure:** | **Water Tempature:** | **New:** |
| **Master bath Tub manufacture:** | | |

*Items*

### 6.0 Water Meter

**Comments:**

### 6.1 Plumbing Drain, Waste and Vent Systems

**Comments:**

(1) I recommend all toilets be caulked in home. FYI- Most manufactures recommendations include that plumbing fixtures should be sealed where they meet floors and ceilings.

(2) The adequacy and ability of the washer drain line to properly drain cannot be evaluated as part of a visual home inspection.

### 6.2 Plumbing Water Supply, Distribution System and Fixtures

**Comments:**

I recommend plumbing fixtures in showers//tubs be caulked. I recommend a qualified person caulk all plumbing fixtures as needed. FYI- If you leave an open area, water from your bathtub or shower may splash in the opening. Over time, the water may cause the area behind the tub/shower to rot and mildew/mold can develop.

### 6.3 Hot Water Systems, Controls, Chimneys, Flues and Vents

**Comments:**

(1) FYI: You should keep the water temperature set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding. Water heaters have a typical life expectancy of 7-14 years. ***Hot water tested at (F)***

(2) **Inspector Tip-** *Annually test the temperature-pressure relief valve by quickly discharging it two or three times. Following the testing, keep an eye out for small leaks from the valve.*

### 6.4 Main Water Shut-off Device (Describe location)

**Comments:**

### 6.5 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

**Comments:**

### 6.6 Main Fuel Shut-off (Describe Location)

**Comments:**

### 6.7 Sump Pump

**Comments:**

### 6.8 Dehumidifier

**Comments:**

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

# 7. Electrical System

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

*Styles & Materials*

| | | |
|---|---|---|
| **Electrical Service Conductors:** | **Panel capacity:** | **Sub Panel Capacity:** |
| **Panel Type:** | **Electric Panel Manufacturer:** | **Electric Panel Manufacture Sub panel:** |
| **Branch wire 15 and 20 AMP:** | **Wiring Methods:** | |

*Items*

**7.0 Service Entrance Conductors**

**Comments:**

**7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels**

**Comments:**

**7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

**Comments:**

**7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Comments:**

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.

**7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**

**Comments:**

**7.5 Operation of GFCI (Ground Fault Circuit Interrupters)**

**Comments:**

**How does a GFCI work?** The GFCI monitors the flow of electricity from the outlet to any electrical device plugged into it. If the GFCI detects that some current is not returning to the receptacle, and is going out through another path, the GFCI will quickly turn off power to the receptacle. **Where should GFCIs be installed for safety?** Anywhere a receptacle is required and a water source is present, such as kitchens, bathrooms, laundry rooms, workshops and garages, as well as near pools, spas, hot tubs and outdoor installations. **These are the locations in and around home when GFCIS were first required.** **1968** - Swimming Pool Under water Lighting **1971** - Receptacles Near Swimming Pools **1973** - Outdoor Receptacles **1975** - Bathroom Receptacles **1978** - Garage Receptacles **1981** - Whirlpools and Tubs **1987**

- Receptacles Near Kitchen Sinks **1990** - Receptacles in Unfinished Basements and Crawl Spaces **1993** - Receptacles Near Wet Bar Sinks **1996** - All Kitchen Counter-Top Receptacles **2005** - Receptacles Near Laundry and Utility Sinks **2014 -** All receptacle outlets in laundry area. **Inspector Tip-***Test all GFCI (ground fault circuit interrupter) outlets monthly. Press the test button and use a voltage tester to make sure the power goes off.*

### 7.6 Operation of AFCIs (Arc-Fault Circuit-Interrupters)

**Comments:**

**How does a AFCIs work?** AFCI protection is much like a GFCI outlet, but it protects against an entirely different potential danger. Sometimes, certain types of electrical appliances will be used to convert electricity into heat. Sometimes, these devices will also cause heating where the device plugs into the wall. This is called arcing. You sometimes see it when you quickly unplug a heating appliance, like a clothing iron, from an outlet while it is switched on. Electrical arcs can also be caused when someone drives a nail through a wire that is in a wall (like when hanging a picture) or by mice or squirrels who like to chew on electrical wiring. **Where should AFCIs be installed for safety?** AFCIs should also be considered whenever adding or upgrading a panel box while using existing branch circuit conductors. AFCI protection devices are not found in wall receptacles, but are incorporated into your house's main electrical service equipment panel in the form of special circuit breakers. Your house can easily be AFCI protected. Just have a licensed and insured electrician replace the circuit breakers for bedroom areas with AFCI circuit breakers. **Please Note:** Like GFCI outlets, older homes are not usually required by mere local building codes, but they are required by the much higher safety standards used by professional home inspectors. **These are the locations in and around home when AFCIs were first required by the National Electrical Code** **1999-** outlets in bedrooms, **2002 -** expanded the use of AFCI's to include all bedroom circuits (such as lighting and hard-wired smoke alarms), kitchens. **2008-** all habitable rooms in new homes such as living rooms and dining rooms. **2014** - Kitchens and laundry areas now require AFCI protection. IF NOT INSTALLED IN HOME. RECOMMEND CONSULT WITH ELECTRICAL CONTRACTOR FOR POSSIBLE UPGRADE.

### 7.7 Location of Main and Distribution Panels

**Comments:**

### 7.8 Smoke Detectors

**Comments:**

(1) **Smoke alarms**. During our inspection, we do not operate smoke alarms . 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. Smoke alarms should be replaced every 10 years if not sooner. Recommend replacing batteries every six months. For more information, visit: http://www.cpsc.gov/cpscpub/pubs/559.pdf. **CURRENT ALARMS MISSING IN AREAS AND ONE OR MORE DID NOT HAVE BATTERY FUNCTION. RECOMMEND CORRECTION FOR SAFETY.**

(2) **Inspector Tip-** *mark one detector in home with magic marker Ex. (replace all 2025). Replace the batteries in detectors yearly. And remember, even recent hard-wired detectors have backup batteries that must be replaced. If you have never checked yours, do so.*

### 7.9 Carbon Monoxide Detectors

**Comments:**

**Carbon monoxide alarms.** During our inspection, we do not test Carbon monoxide alarms. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. Carbon monoxide alarms should be replaced every 5 years if not sooner. Recommend replacing batteries every six months. For more information, visit: **http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html** **CURRENT ALARMS MISSING IN AREAS AND ONE OR MORE DID NOT HAVE BATTERY FUNCTION. RECOMMEND CORRECTION FOR SAFETY.**

**Inspector Tip-** *mark one detector in home with magic marker Ex. (replace all 2020). Replace the batteries in detectors yearly. And remember, even recent hard-wired detectors have backup batteries that must be replaced. If you have never checked yours, do so.*

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase.

# 8. Heating / Central Air Conditioning

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

*Styles & Materials*

| | | |
|---|---|---|
| **Number of Heat Systems (excluding wood):** | **Ductwork:** | **Filter Type:** |
| **Types of Fireplaces:** | **Operable Fireplaces:** | **Filter Size:** |
| **Number of Woodstoves:** | **Number of AC Only Units:** | **ZONE 1 Heat Type:** |
| **Zone 1 Heat Energy Source:** | **Zone 1 Heat System Brand:** | **Zone 1 BTU Rating of Heating System:** |
| **Zone 1 Air Handler/Furnace/Boiler Model #:** | **Zone 1 Cooling Equipment Type:** | **Zone 1 Central Air Manufacturer:** |
| **Zone 1 Cooling Equipment Energy Source:** | **Zone 1 Central Air Size of Equipment:** | **Zone 1 A/C Condensor Model #:** |
| **Zone 1 A/C Air Handler Model #:** | **Zone 2 Heat Type:** | **Zone 2 Energy Source:** |
| **Zone2 Heat System Brand:** | **Zone 2 BTU Rating of Heating System:** | **Zone 2 Air Handler/Furnace/Boiler Model #:** |
| **Zone 2 Cooling Equipment Type:** | **Zone 2 Cooling Equipment Energy Source:** | **Zone 2 Central Air Manufacturer:** |
| **Zone 2 Central Air Size of Equipment:** | **SUNROOM SYSTEM:** | **Zone 2 A/C Condensor Model #:** |
| **Zone 2 A/C Air Handler Model #:** | **Kelvinator:** | **New:** |

*Items*

### 8.0 Styles and Materials

**Comments:**

### 8.1 Heating Equipment

**Comments:**

(1) **Inspector Tip-** *Utility companies and heating and cooling professionals recommend an annual inspection of furnaces and cooling condensers/compressors.*

(2) You should request the maintenance records of the HVAC systems, and if it cannot be proven that the system has been thoroughly inspected within the last 12 months by a qualified HVAC technician, it is recommend that a complete system evaluation be made to ensure proper operation.

### 8.2 Normal Operating Controls

**Comments:**

### 8.3 Automatic Safety Controls

**Comments:**

**8.4 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

**Comments:**

(1) **Inspector Tip-** *Clean leaves and debris from the condenser of a central air conditioner seasonally.*

(2) Recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

**Inspector Tip-** Recommend to have ductwork cleaned every 5 to 7 years. May improve air flow and efficiency in HVAC system, and reduce dust in home, and improve air quality.

**8.5 Presence of Installed Heat Source in Each Room**

**Comments:**

**8.6 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)**

**Comments:**

The liner was not inspected by our company. I recommend a qualified chimney sweep inspect for safety.

**8.7 Solid Fuel Heating Devices (Fireplaces, Woodstove)**

**Comments:**

The National Fire Protection Association (NFPA) recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents.

**8.8 Gas/LP Firelogs and Fireplaces**

**Comments:**

The National Fire Protection Association (NFPA) recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents.

**8.9 Cooling and Air Handler Equipment**

**Comments:**

(1) You should request the maintenance records of the HVAC systems, and if it cannot be proven that the system has been thoroughly inspected within the last 12 months by a qualified HVAC technician, it is recommend that a complete system evaluation be made to ensure proper operation

(2) **Inspector Tip-** *Utility companies and heating and cooling professionals recommend an annual inspection of furnaces and cooling condensers/compressors.*

(3) AC Ton requirement for HVAC for this home is not within the scope of our inspection. However my rule of thumb for average well insulated home at 3000 square feet of living space the ton rating should fall in the 4-5 ton range in our area. Additional information- When sizing a cooling system for a home, keep in mind that it's

better to undersize than to oversize. A smaller system may run a bit more often, but it will cost less to operate. A larger system will cost more to operate, in addition to being inefficient, which will cost more money in the long run. If you oversize the cooling system in your house, what will happen is that it will only operate in short little bursts and since it's operating for a short period of time, it doesn't have the opportunity to dehumidify the air in your home. When the cooling system is the proper size, it runs a little bit longer every time it turns on, and during this longer period of running, it provides cooling “ and it will dehumidify and provide better comfort in the home. So the bottom line is, bigger is not always better.

### 8.10 Presence of Installed Cooling Source in Each Room

**Comments:**

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase.

# 9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances. **MOLD AND INSECTS/PESTS ARE NOT INCLUDED IN THE SCOPE OF THIS REPORT AND ANY COMMENTS ABOUT MOLD OR INSECTS/PESTS INCLUDED ARE MADE AS A COURTESY.**

*Styles & Materials*

| | | |
|---|---|---|
| **Attic Insulation:** | **Ventilation:** | **Exhaust Fans:** |
| **Dryer Power Source:** | **Dryer Vent Through Wall:** | **Dryer Vent Extension:** |
| **Floor System Insulation:** | | |

*Items*

### 9.0 Insulation in Attic

**Comments:**

**Inadequate insulation in attic according to todays standards**-Current standards for this area is 10"-15" for approx. R-30 to R-38 insulating value. It is recommended that attic be properly insulated.

### 9.1 Insulation Under Floor System

**Comments:**

### 9.2 Vapor Retarders (in Crawlspace or basement)

**Comments:**

### 9.3 Ventilation of Attic and Foundation Areas

**Comments:**

### 9.4 Venting Systems (Kitchens, Baths and Laundry)

**Comments:**

A dryer vent connection was installed in the laundry room. The dryer vent was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

### 9.5 Ventilation Fans and Thermostatic Controls in Attic

**Comments:**

### 9.6 Wall Insulation

**Comments:**

Not visible behind finished walls.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase.

# 10. Built-In Kitchen/ Laundry 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.

*Styles & Materials*

| | | |
|---|---|---|
| **Range/Oven/ Cook Top:** | **Hood:** | **Built in Microwave:** |
| **Dishwasher Brand:** | **Disposer Brand:** | **Trash Compactors:** |
| **Refrigerator:** | **Washing Machine:** | **Dryer:** |

*Items*

**10.0 Cook Top**

**Comments:**

**10.1 Ranges/Ovens/Cook tops**

**Comments:**

**10.2 Range Hood (s)**

**Comments:**

**10.3 Dishwasher**

**Comments:**

We ran the dishwasher through a short cycle to determine if it was functional and that the power source was functional. We cannot determine how it washes or dries dishes, and will not determine how long it will last.

**10.4 Microwave**

**Comments:**

**10.5 Food Waste Disposer**

**Comments:**

**10.6 Trash Compactor**

**Comments:**

**10.7 Wall Oven**

**Comments:**

**10.8 Refrigerator**

**Comments:**

**10.9 Sink Sprayer**

**Comments:**

**10.10 Down Draft Exhaust**

**Comments:**

**10.11 Washing Machine**

**Comments:**

**10.12 Clothes Dryer**

**Comments:**

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase.

# 11. Wood Destroying Organism Findings

This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wooddestroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection. **MOLD AND INSECTS/PESTS ARE NOT INCLUDED IN THE SCOPE OF THIS REPORT AND ANY COMMENTS ABOUT MOLD OR INSECTS/PESTS INCLUDED ARE MADE AS A COURTESY.**

*Items*

### 11.0 Evidence of active or past infestation

**Comments:**

# 12. Vermin/Pests

This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wooddestroying organisms or pests may infest, re-infest or become active at any time. No warranty is provided as part of this inspection. **MOLD AND INSECTS/PESTS ARE NOT INCLUDED IN THE SCOPE OF THIS REPORT AND ANY COMMENTS ABOUT MOLD OR INSECTS/ PESTSINCLUDED ARE MADE AS A COURTESY.**

*Items*

### 12.0 Evidence of Rodents

**Comments:**

# 13. Shed

It is recommended that qualified licensed and insured contractors be used in your further inspection or repair/replacement issues as it relates to the comments in this inspection report.

*Items*

**13.0 shed**

**Comments:**

# INVOICE

**Early Home Inspection LLC**
**STATE OF VA CERTIFIED HOME INSPECTOR**
**33800-xxxxxx**
**ASHI Home Inspector 260136**
**InterNACHI Certified Home Inspector 15110308**
**1121 Chipping Court**
**Virginia Beach VA 23455**
**757-478-1280**
**Inspected By: Timothy J. Early**

**Inspection Date:** 10/21/2016
**Report ID:** 161020N

| Customer Info: | Inspection Property: |
|---|---|
| Mr. Timothy Early<br>123 Main Street<br>Any City, VA 23503<br><br>**Customer's Real Estate Professional:** | 123 Main Street<br>Any City, VA<br>23456 |

**Inspection Fee:**

| Service | Price | Amount | Sub-Total |
|---|---|---|---|
| Up to 1249 sq ft... | 300.00 | 1 | 300.00 |
| Inspection Discount | -50.00 | 1 | -50.00 |

**Tax $**0.00
**Total Price $**250.00

**Payment Method:** Check
**Payment Status:** Paid
**Note:**

**Early Home Inspection LLC**

**STATE OF VA CERTIFIED HOME INSPECTOR 33800-xxxxxx**
**ASHI Home Inspector 260136**
**InterNACHI Certified Home Inspector 15110308**
**1121 Chipping Court**
**Virginia Beach VA 23455**
**757-478-1280**

## Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

Kick-Out Flashing

# Early Home Inspection LLC

**Timothy J. Early**

**STATE OF VA CERTIFIED HOME INSPECTOR 33800-00765**
**ASHI Home Inspector 260136**
**InterNACHI Certified Home Inspector 15110308**
**1121 Chipping Court**
**Virginia Beach VA 23455**
**757-478-1280**