



## HOME INSPECTION

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08/04/17

5840 Pocahontas Trail  
Providence Forge, VA 23140

Inspection. Integrity.



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*Prepared with care for*

*Property address*

5840 Pocahontas Trail  
Providence Forge, VA 23140



## OUR SERVICE COMMITMENT

Our reputation is built on decades of honesty, integrity and excellent service to our customers at one of the most important decisions in their lives – buying or selling a home. We are committed to ensuring that each of our customers enjoys an exceptional inspection experience.

**Post Inspection Customer Service**  
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## OBJECTIVES AND SCOPE

This document is a home inspection report designed to assist a buyer, seller or homeowner to evaluate the condition of a home, as well as its immediate surrounding areas, at a specific date and time.

The inspector conducts an evaluation of the home and permanently-installed, readily-accessible systems and components.

### **The inspection is limited in scope.**

The inspection is not intended to be an exhaustive evaluation of a home, systems or components. The inspector does not disassemble equipment, dismantle items, move furnishings or stored items, lift floor coverings, open walls, or disturb items which belong to the occupant(s). The inspector may not specifically address every component in the home, e.g., numerous items such as windows, electrical outlets and light fixtures may be randomly selected and evaluated. The inspector does not evaluate items that are inaccessible, concealed or underground. Therefore, the home or property may have issues that cannot be discovered by the inspector. For more information, please refer to Limitations and Exclusions in our Inspection Services Agreement.

### **The inspection addresses visible and apparent conditions which exist at the date and time of the inspection.**

The inspector endeavors to identify and accurately report on visible issues which affect the construction, general maintenance, and overall safety of the home and its immediate surrounding areas. Conditions may change, perhaps dramatically, between the date and time of the inspection and the date and time of settlement and/or move-in.

### **The inspection report reflects observations and opinions of the inspector.**

Subsequent inspections or evaluations performed by other parties may yield different, and in some cases, contradictory findings. There can be several reasons for discrepancies in findings, including the interval between inspections, differences in the objectives or scope of each inspection, and background, training, and subjective opinions and experiences of the individuals performing an inspection.

### **The inspection does not eliminate all risks involved in a real estate transaction.**

The inspection does not anticipate subsequent events or changes in performance of the home due to changes in use or occupancy. We recommend that you obtain information which is available about the home and property, including seller's disclosures, previous inspection reports, engineering reports, building permits, remodeling permits, and reports delivered for or by municipal inspection departments, lenders, relocation companies, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have occurred.

### **The inspection is not a code inspection.**

The inspection may address issues which refer to a particular code but the inspector does not conduct a code compliance inspection or code safety inspection, and does not verify compliance with manufacturer's installation instructions for any system or component. We are not authorized to regulate or enforce code compliance, and must instead operate under the reasonable presumption that the home is compliant with all code requirements. Please contact the relevant government authority or original equipment manufacturer for information related to construction, addition or remodeling permits, energy efficiency ratings, or other issues relating to code compliance.

## GENERAL INFORMATION

### CLIENT

Name  
E-mail

### REALTOR

Name  
E-mail

### INSPECTOR

Name Jeremiah Sargent  
E-mail jsargent@usinspect.com  
License # 3380000677

### INSPECTION DETAILS

Job #	UT72802B
Type	Single Family
Year built	1992
Estimated square feet	1800
Date	08/04/17
Time	8:44AM
Temperature (F)	80
Weather (today)	Clear
Direction home faces	West
Parties present at time of inspection	Other parties
Occupancy	Vacant
Additional structures	Detached garage; Shed

Directions referred to in this report (i.e. left side, rear, etc.) assume you are facing the home from the front.

US Inspect utilizes infrared thermography during home inspections. Our inspectors use infrared cameras to scan walls, ceilings, and floors; infrared cameras identify small variances in temperature which could indicate a roof leak, plumbing leak, exterior moisture intrusion, or an electrical concern.

The infrared scan does not replace any portion of a traditional home inspection. Rather, it complements and provides a more thorough inspection of the property. Additionally, infrared increases confidence in the property's condition, reduces guesswork, and provides a more accurate diagnosis when problems are found.

Each of our inspectors is a Certified Real Estate Thermographer, having completed rigorous training developed by a Level III Certified Thermographer consisting of 8 hours in the classroom, 8 hours in the field, a proctored exam, and continuing education. Our training is approved for continuing education credits by ASHI and NACHI, the nation's largest professional inspector associations.

The property has been vacant for an extended period of time and the plumbing system has not been used on a regular basis. Even though we operated all plumbing fixtures, extended periods without regular use can cause some plumbing components to fail, e.g., seals and washers may dry out, valves may seize and older sections of cast iron soil lines may corrode and crack. The operating condition of the main drain from the house can't be fully assessed without daily or regular use of the system.

## DEFINITION OF TERMS



Acceptable

*Performs intended function.*



Not Present

*Does not exist in home or on property.*



Not Inspected

*Inaccessible, seasonal impediment, etc.*



Repair

*Excessively worn, non-functioning, or missing part of a system; corrective action generally is required to ensure proper operation and/or to improve system reliability or condition.*



Safety Issue

or

Major Concern

*Serious violation of established safety standards.*

*Structurally unsound, unsafe, and/or inoperative; likely to require significant expense.*

## SUMMARY

### EXTERIOR

- ✓ Driveway
- ✓ Walks
- ✓ Patio
- ✓ Fence
- ⊖ Retaining Wall
- ✗ Siding
- ✓ Trim
- ✓ Chimney
- ✗ Doors
- ✓ Stairs/Steps
- ✓ Stoop
- ⊖ Porch
- ⊖ Deck/Balcony
- ✓ Garage Vehicle Door
- ✓ Garage Vehicle Door Opener
- ✗ Carport

### ROOF

- ✗ Covering
- ✓ Flashing
- ⊖ Skylight

### STRUCTURE

- ✓ Foundation
- ✓ Beams
- ✓ Piers/Posts
- ✗ Floor
- ✓ Wall
- ✓ Roof
- ✓ Roof Sheathing
- ✓ Attic Access
- ✓ Crawl Space Access

### WATER CONTROL

- ✓ Gutter/Downspout
- ⊖ Drain
- ✓ Grading
- ⊖ Window Well
- ⊖ Sump Pump

### INSULATION AND VENTILATION

- ✓ Attic Insulation
- ⊖ Basement Insulation
- ✓ Crawl Space Insulation
- ✓ Ventilation
- ✗ Humidity Control

### INTERIOR

- ✓ Floors
- ✗ Walls
- ✓ Ceilings
- ✓ Stairs/Steps
- ✓ Cabinets
- ✓ Countertops
- ✗ Doors
- ✗ Windows
- ✗ Fireplace
- ⊖ Fireplace Damper
- ⊖ Fireplace Doors/Screens
- ⊖ Fuel-burning Appliances

### ELECTRICAL

- ✓ Service
- ✗ Panel
- ✓ Sub-Panel
- ✓ Branch Circuits
- ✓ Grounding/Bonding
- ✗ Receptacles
- ✓ Switches
- ✓ Fixtures
- ✓ Smoke/CO Detectors

### HVAC

- ✓ Heating System
- ✓ Cooling System
- ⊖ Circulator Pump/Fan
- ✓ Compressor
- ✗ Condensate System
- ✓ Distribution
- ⊖ Exhaust/Draft System
- ⊖ Heat Exchanger
- ⊖ Humidifier
- ✓ Thermostat

### PLUMBING

- ✓ Service
- ✓ Main Shut-off
- ✓ Supply Pipes
- ✓ Drain, Waste, Vents
- ✓ Toilet
- ✗ Tub/Shower
- ✗ Sink
- ✓ Water Heater
- ⊖ Water Heater Exhaust Draft
- ✓ Water Heater TPRV
- ⊖ Whirlpool Tub
- ✗ Other

### FUEL SERVICES

- ⊖ Tanks
- ⊖ Lines/Pipes
- ⊖ Valves
- ⊖ Vents
- ⊖ Meter

### APPLIANCES

- ✓ Range/Oven
- ⊖ Oven
- ⊖ Microwave
- ⊖ Cooktop
- ⊖ Garbage Disposal
- ✓ Dishwasher
- ✓ Refrigerator/Freezer
- ⊖ Other Built-ins
- ✓ Ventilation System
- ⊖ Washer
- ✓ Dryer

### OTHER

See Other section for details  
Mold  
Architectural

## SUMMARY

### REPAIR

#### Exterior - Siding

- 01 There are cracks in the masonry wall at a lintel. This implies that the lintel has begun to rust and expand, putting enough pressure on the surrounding masonry to crack it. Location: Left side. *Hire a contractor to make required repairs.*  
Estimated cost: \$160 - \$240

#### Exterior - Doors

- 02 The screen is ripped at the door. Location: Rear. *Have the screen repaired* Estimated cost: \$80 - \$120

#### Exterior - Carport

- 03 There are damaged supports at the carport. This is a safety hazard. *Repair or replace the supports.* Estimated cost: \$320 - \$480

#### Roof - Covering 1

- 04 There is a satellite dish or TV antenna attached directly to the roof covering. This can damage the roofing and permit water penetration. Location: Rear. *Hire a contractor to make required repairs.* Estimated cost: \$120 - \$180

#### Structure - Floor

- 05 The joist is deteriorated. This can affect its load-bearing capacity. The cause of the deterioration should be identified. Location: Crawl rear middle. *Hire a contractor to make required repairs.* Estimated cost: \$180 - \$270

#### Insulation and Ventilation - Humidity Control

- 06 The crawl space vapor retarder does not cover all areas. This will raise the humidity and is conducive to moisture related problems. Location: Crawl space. *Hire a contractor to make required repairs.* Estimated cost: \$120 - \$180

#### Interior - Walls

- 07 There is minor crack into the interior wall. This indicates minor settlement Location: Laundry room. *Repair the wall as necessary* Estimated cost: \$120 - \$180

#### Interior - Doors

- 08 The door does not fit and seal properly within frame. Location: Laundry room, front right bedroom. *Hire a contractor to make required repairs.* Estimated cost: \$100 - \$150

#### Interior - Windows

- 09 The window pane is broken. This is an energy loss and safety issue. Location: Master bathroom. *Repair or replace the window.* Estimated cost: \$200 - \$300

#### Interior - Fireplace

- 10 There is creosote build-up in the firebox. This is a safety issue. *Have a licensed chimney contractor clean and inspect the fireplace/chimney* Estimated cost: \$160 - \$240

#### Electrical - Panel

- 11 There are missing knockout covers at the electrical panel. This defeats the panel's fire rating, and permits accidental contact with energized components. *Hire an electrician to make required repairs.* Estimated cost: \$100 - \$150

#### Electrical - Receptacles

- 12 The outlet box is loose. This is a safety concern. Location: Rear left of house at exterior. *Hire an electrician to make required repairs.* Estimated cost: \$100 - \$150
- 13 There is an inoperative GFCI receptacle. The receptacle has power, but it doesn't trip when the test button is pushed. This is a safety hazard. Location: Garage. *Hire an electrician to make required repairs.* Estimated cost: \$100 - \$150

#### HVAC - Condensate System

- 14 There is "sweating" noted on the outside of the condensate lines in the attic. This may be due to the warm humid air condensing on the cool lines. This may be causing the staining in the hallway below Location: Attic. *Hire an HVAC contractor to make required repairs.* Estimated cost: \$100 - \$150

## SUMMARY

- 15 The condensate system's discharge point is improperly located. The condensate should be carried to the exterior and away from the building to prevent water damage and mold or mildew problems. Location: Crawl space. *Hire an HVAC contractor to make required repairs.* Estimated cost: \$140 - \$210

### *Plumbing - Tub/Shower*

- 16 The shower head is broken. Location: Hall bath. *Hire a plumber to make required repairs.* Estimated cost: \$100 - \$150

### *Plumbing - Sink*

- 17 The sink faucet is leaking. This can allow water damage. Location: Kitchen. *Hire a plumber to make required repairs.* Estimated cost: \$140 - \$210

- 18 The spray wand is inoperable. Location: Kitchen. *Hire a plumber to make required repairs.* Estimated cost: \$100 - \$150

### *Plumbing - Other*

- 19 The well pressure guage is broken or the bladder is damaged. Location: Crawlspace. *Hire a plumber to make required repairs.*

## OTHER

### *Mold*

- 20 There is suspected mold/fungus build-up. Mold/fungus growth can lead to deterioration of structural members and may present health problems. Hire an environmental specialist for further evaluation and repairs. Location: Crawlspace.

### *Architectural Additions/Renovations*

- 21 There is evidence of significant additions or renovations to the property. Prior to closing, check municipal records pertaining to this property to confirm that necessary permits were obtained and that permits were subsequently approved by municipal authorities after the work had been finished.

PHOTOS



## EXTERIOR

### LOTS AND GROUNDS

Driveway	Asphalt
Walks	Concrete
Patio	Enclosed Concrete
Fence	Chain link

### EXTERIOR

Siding	Brick veneer
Chimney	Brick
Doors	Wood
Stoop	Concrete and brick
Garage Vehicle Door	Overhead sectionals Metal
Carport	Built-in

### INFORMATION

Siding requires periodic maintenance, including cleaning. Add finish (paint or stain) to areas which may become unprotected due to erosion by weather.

All window and door penetrations, siding terminations and trim intersections should be sealed on a routine basis to help prevent water penetration.

For homes with garage overhead door openers, test the safety return periodically to ensure proper working order. To test the door opener, place a 2x4 block flat on the floor and close the door; the door should reverse within 2 seconds without damaging the door.

## COMMENTS

#### Exterior - Driveway

✓ No issues noted.

#### Exterior - Walks

✓ No issues noted.

#### Exterior - Patio

✓ No issues noted.

#### Exterior - Fence

✓ No issues noted.

#### Exterior - Retaining Wall

⊖ Not present.

## EXTERIOR

### Exterior - Siding

- ❌ Issue There are cracks in the masonry wall at a lintel. This implies that the lintel has begun to rust and expand, putting enough pressure on the surrounding masonry to crack it.
- Location Left side
- Action *Hire a contractor to make required repairs.*
- Cost \$160 - \$240



### Exterior - Trim

- ✅ No issues noted.

### Exterior - Chimney

- ✅ No issues noted.

### Exterior - Doors

- ❌ Issue The screen is ripped at the door.
- Location Rear
- Action *Have the screen repaired*
- Cost \$80 - \$120



### Exterior - Stairs/Steps

- ✅ No issues noted.

## EXTERIOR

### Exterior - Stoop

✓ No issues noted.

### Exterior - Porch

⊖ Not present.

### Exterior - Deck/Balcony

⊖ Not present.

### Exterior - Garage Vehicle Door

✓ No issues noted.

### Exterior - Garage Vehicle Door Opener

✓ No issues noted.

### Exterior - Carport

✗ Issue There are damaged supports at the carport. This is a safety hazard.  
Location  
Action *Repair or replace the supports.*  
Cost \$320 - \$480



## ROOF

### COVERING 1

Location	All
Material	Asphalt shingle
Age (Years)	10 to 14
Estimated Useful Life When New (Years)	20 to 24
Inspection Method	Walked accessible areas

### COVERING 3

Location	Patio
Material	Metal roofing
Age (Years)	10 to 14
Estimated Useful Life When New (Years)	20 to 24
Inspection Method	Viewed from an adjacent structure

### INFORMATION

Estimated remaining life of roofing is subjective and depends on numerous criteria, which vary by roof and may include the following variables:

- i) direction and exposure to the sun, i.e., the more directly the roof is exposed to the sun, the shorter the roof's life, e.g., south-facing slope generally wears out faster than a north-facing slope;
- ii) slope of the roof, i.e., the higher the slope, the faster water drains off, e.g., higher- sloped roofs generally last longer than lower-sloped roofs;
- iii) color of the roof, i.e., lighter roofs are cooler and generally last longer; color may affect the temperature of the roof surface by as much as 10F to 20F;
- iv) weight of the roof covering, i.e., heavier shingles typically last longer than lighter shingles;
- v) quality of the sheathing, i.e., type and thickness of materials used; and
- vi) attic ventilation, i.e., proper attic ventilation helps to control temperature of the roof during hot weather and is essential to reduce moisture-related sheathing damage.

Estimates of age and remaining life are based on an inspector's experience, as well as numerous assumptions and variables, including the aforementioned variables. Therefore, inspector estimates should be considered a general guide.

Please note that roof leaks often are due to flashing or valley failures. If there are roofing leaks, inspect the flashings or valleys before assuming that damaged or deteriorated roofing material is the cause of the water penetration.

## ROOF

### COMMENTS

#### Roof - Covering 1

- ✕ Issue There is a satellite dish or TV antenna attached directly to the roof covering. This can damage the roofing and permit water penetration.
- Location Rear
- Action *Hire a contractor to make required repairs.*
- Cost \$120 - \$180



#### Roof - Covering 3

- ✓ No issues noted.

#### Roof - Flashing

- ✓ No issues noted.

#### Roof - Skylight

- ⊖ Not present.

## STRUCTURE

### FOUNDATION

Foundation	Crawl space
Beams	CMU (cinderblock)
Piers and Posts	Wood
Floor	Conventional framing
Walls	Dimensional lumber
Roof	Wood framing
Roof Sheathing	Conventional framing, Truss system
	Dimensional lumber
	Plywood

### ATTIC

Access Location	Hallway
Access Type	Pull-down stairs
% Visibility	70
Inspection Method	Entered

### CRAWL SPACE

Access Location	Rear of house
Access Type	Door
% Visibility	70
Inspection Method	Entered

## COMMENTS

### Structure - Foundation

✔ No issues noted.

### Structure - Beams

✔ No issues noted.

### Structure - Piers/Posts

✔ No issues noted.

## STRUCTURE

### Structure - Floor

- ❌ Issue The joist is deteriorated. This can affect its load-bearing capacity. The cause of the deterioration should be identified.
- Location Crawl rear middle
- Action *Hire a contractor to make required repairs.*
- Cost \$180 - \$270



### Structure - Wall

- ✅ No issues noted.

### Structure - Roof

- ✅ No issues noted.

### Structure - Roof Sheathing

- ✅ No issues noted.

### Structure - Attic Access

- ✅ No issues noted.

### Structure - Crawl Space Access

- ✅ No issues noted.

## WATER CONTROL

### ROOF DRAINAGE

Gutters and Downspouts

Conventional  
Aluminum

### LOT DRAINAGE

Grading

### INFORMATION

The overwhelming majority of water penetration problems is caused by surface water that is not managed properly. Grading which slopes towards the foundation of the home permits water to accumulate at the foundation; poor maintenance of gutter and downspout systems also contributes to water accumulation problems.

Grading around the home should be maintained so that surface water does not accumulate close to the foundation. Grading should slope away from the home at a rate of approximately 1" per 1' for at least 6'.

In order to divert water away from the foundation, soil must be dense and slope away from the foundation. In situations in which regrading is not a reasonable option, an interior hydrostatic pressure relief system with a sump pump may be required.

Keep gutters and downspouts clean and free of debris or obstructions. Gutters which hold water tend to sag, overflow, and may cause water penetration to occur through below grade foundation walls. Homes near trees require more frequent gutter and downspout cleaning to ensure continued proper functionality. Roof gutters should be installed with adequate slope towards the downspouts to allow for proper draining of the gutters. Downspouts should deposit roof water away from the walls of the house with splash blocks or downspout extensions. The grades in the areas where the water is being deposited must slope away from the walls and properly divert water from the house.

## INSULATION AND VENTILATION

### INSULATION

Attic Insulation	Fiberglass batts
Approximate Depth "	8
Crawl Space Insulation	Fiberglass batts

### VENTILATION

Ventilation	Bathroom fan, Ridge vent, Soffit vent
Humidity Control	Manual crawl space vents

### INFORMATION

Attic ventilation is critically important. During summer or humid months, inadequate attic ventilation can lead to roof degradation because of high temperatures or moisture. During winter or colder months, inadequate attic ventilation can lead to condensation, mold or mildew development, sheathing problems and indoor air quality problems.

Ice dam leaks occur in winter if a roof system is not properly ventilated and/or insulated. The situation usually occurs when outside temperatures are below freezing and the attic temperature is above freezing with snow on the roof. As snow melts, it runs down the roof, and then refreezes at the colder eaves, forming an ice dam, which backs up under the roof covering near the eaves. The general remedy to ice damming is to improve attic ventilation and/or insulation, the objectives of which are to provide proper air flow and to keep the attic and roof sheathing as cool as possible.

The level of attic insulation is considered inadequate by today's standards. Consider installing additional insulation in accordance with local guidelines to improve energy efficiency.

## COMMENTS

#### Insulation and Ventilation - Attic Insulation

✓ No issues noted.

#### Insulation and Ventilation - Basement Insulation

⊖ Not present.

#### Insulation and Ventilation - Crawl Space Insulation

✓ No issues noted.

#### Insulation and Ventilation - Ventilation

✓ No issues noted.

## INSULATION AND VENTILATION

### Insulation and Ventilation - Humidity Control

- ❌ Issue The crawl space vapor retarder does not cover all areas. This will raise the humidity and is conducive to moisture related problems.
- Location Crawl space
- Action *Hire a contractor to make required repairs.*
- Cost \$120 - \$180



## INTERIOR

### INTERIOR

Floors	Carpeting, Sheetgoods
Walls	Drywall
Ceilings	Drywall
Stairs/Steps	Pull-down
Windows	Double hung
	Vinyl clad

### FIREPLACE

Location	Living room
Type	Prefabricated
Materials	Metal
Ventilation	Flue

### LIMITATIONS

Fireplace	Visibility of, and accessibility to, the Fireplace limit the inspection.
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## COMMENTS

### Interior - Floors

✓ No issues noted.

### Interior - Walls

✗ Issue	There is minor crack into the interior wall. This indicates minor settlement.
Location	Laundry room
Action	<i>Repair the wall as necessary</i>
Cost	\$120 - \$180



### Interior - Ceilings

✓ No issues noted.

### Interior - Stairs/Steps

✓ No issues noted.

### Interior - Cabinets

✓ No issues noted.

## INTERIOR

### Interior - Countertops

✓ No issues noted.

### Interior - Doors

✗ Issue The door does not fit and seal properly within frame.  
Location Laundry room, front right bedroom  
Action *Hire a contractor to make required repairs.*  
Cost \$100 - \$150



### Interior - Windows

✗ Issue The window pane is broken. This is an energy loss and safety issue.  
Location Master bathroom  
Action *Repair or replace the window.*  
Cost \$200 - \$300



## INTERIOR

### Interior - Fireplace

- ✕ **Issue**      There is creosote build-up in the firebox. This is a safety issue.
- Location**
- Action**     *Have a licensed chimney contractor clean and inspect the fireplace/chimney*
- Cost**        \$160 - \$240



### Interior - Fireplace Damper

- ⊖ Not present.

### Interior - Fireplace Doors/Screens

- ⊖ Not present.

### Interior - Fuel-burning Appliances

- ⊖ Not present.

## ELECTRICAL

### SERVICE

Source	Underground
Conductor	Aluminum
Service Disconnect Type	Circuit breaker
Service Disconnect Location	Main panel
Grounding/Bonding	Unable to determine

### PANEL

Location	Den
Type	Circuit breaker
Amperage	200
Voltage	120/240

### DISTRIBUTION

Sub-Panel Location	Garage
Sub-Panel Type	Circuit breaker
Wiring Type(s)	Non-metallic sheathed cable (Romex)
Wiring Material(s)	Copper

### INFORMATION

The age of batteries in smoke detectors and carbon monoxide detectors is not evident; therefore, we recommend installation of new batteries upon occupancy of the home.

Please note that the function of photo-electrically controlled lights, motion detector devices, and those controlled by timers is beyond the scope of a home inspection.

## COMMENTS

### Electrical - Service

✓ No issues noted.

### Electrical - Panel

✗ Issue There are missing knockout covers at the electrical panel. This defeats the panel's fire rating, and permits accidental contact with energized components.

Location

Action *Hire an electrician to make required repairs.*

Cost \$100 - \$150



## ELECTRICAL

### Electrical - Sub-Panel

✓ No issues noted.

### Electrical - Branch Circuits

✓ No issues noted.

### Electrical - Grounding/Bonding

✓ No issues noted.

### Electrical - Receptacles

✗ **Issue** The outlet box is loose. This is a safety concern.  
**Location** Rear left of house at exterior  
**Action** Hire an electrician to make required repairs.  
**Cost** \$100 - \$150



## ELECTRICAL

- ❌ **Issue** There is an inoperative GFCI receptacle. The receptacle has power, but it doesn't trip when the test button is pushed. This is a safety hazard.
- Location** Garage
- Action** *Hire an electrician to make required repairs.*
- Cost** \$100 - \$150



### Electrical - Switches

- ✅ No issues noted.

### Electrical - Fixtures

- ✅ No issues noted.

### Electrical - Smoke/CO Detectors

- ✅ No issues noted.

## HEATING AND COOLING

### HEATING SYSTEM

Location	
Type	Electric Baseboard
Energy Source	Electric
Age (Years)	25
Estimated Useful Life When New (Years)	25 to 40

### COOLING SYSTEM

Location	Rear of house
Type	Central Split
Temperature at Return	071
Temperature at Supply	055
Energy Source	Electric
Age (Years)	11
Estimated Useful Life When New (Years)	10 to 15

### DISTRIBUTION

Distribution

### INFORMATION

HVAC manufacturers recommend replacement/cleaning of air filters at regular intervals; dirty filters restrict airflow, reduce efficiency, impair air quality, and reduce overall service life expectancy of HVAC equipment.

The cooling system is near or at the end of its useful life. We recommend establishing a budget to replace the cooling system.

## COMMENTS

#### HVAC - Heating System

✓ No issues noted.

#### HVAC - Cooling System

✓ No issues noted.

#### HVAC - Circulator Pump/Fan

⊖ Not present.

#### HVAC - Compressor

✓ No issues noted.

## HEATING AND COOLING

### HVAC - Condensate System

- ⊗ Issue There is "sweating" noted on the outside of the condensate lines in the attic. This may be due to the warm humid air condensing on the cool lines. This may be causing the staining in the hallway below.
- Location Attic
- Action *Hire an HVAC contractor to make required repairs.*
- Cost \$100 - \$150



- ⊗ Issue The condensate system's discharge point is improperly located. The condensate should be carried to the exterior and away from the building to prevent water damage and mold or mildew problems.
- Location Crawl space
- Action *Hire an HVAC contractor to make required repairs.*
- Cost \$140 - \$210



### HVAC - Distribution

- ✓ No issues noted.

### HVAC - Exhaust/Draft System

- ⊖ Not present.

## HEATING AND COOLING

### HVAC - Heat Exchanger

⊖ Not present.

### HVAC - Humidifier

⊖ Not present.

### HVAC - Thermostat

✓ No issues noted.

## PLUMBING

### SUPPLY AND PIPES

Service	Private on-site
Service Pipe	HDPE (high density polyethylene)
Water Pressure (psi)	
Main Shut-off Location	Crawlspace
Interior Supply Piping	Copper
Drain/Waste/Vents	ABS
Other	Pressure tank

### WATER HEATER

Location	Laundry room
Type	Conventional tank
Fuel Type	Electric
Capacity (Gallons)	40
Age (Years)	7
Estimated Useful Life When New (Years)	10 to 15

### LIMITATIONS

Water Heater	Table top model - due to design, evaluation is limited
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### INFORMATION

Visible, accessible portions of supply and drain lines are inspected; however, most supply and drain lines are not visible and, therefore, can't be visually inspected.

Check drainage at all plumbing fixtures and associated appliances during pre-settlement walk-through. Recommended hot water temperature is approximately 120 °F or lower.

## COMMENTS

#### Plumbing - Service

✓ No issues noted.

#### Plumbing - Main Shut-off

✓ No issues noted.

#### Plumbing - Supply Pipes

✓ No issues noted.

#### Plumbing - Drain, Waste, Vents

✓ No issues noted.

#### Plumbing - Toilet

✓ No issues noted.

## PLUMBING

### Plumbing - Tub/Shower

- X Issue The shower head is broken.
- Location Hall bath
- Action Hire a plumber to make required repairs.
- Cost \$100 - \$150



### Plumbing - Sink

- X Issue The sink faucet is leaking. This can allow water damage.
- Location Kitchen
- Action Hire a plumber to make required repairs.
- Cost \$140 - \$210



## PLUMBING

- ✕ Issue     The spray wand is inoperable.
- Location   Kitchen
- Action     *Hire a plumber to make required repairs.*
- Cost        \$100 - \$150



### Plumbing - Water Heater

- ✓ No issues noted.

### Plumbing - Water Heater Exhaust Draft

- ⊖ Not present.

### Plumbing - Water Heater TPRV

- ✓ No issues noted.

### Plumbing - Whirlpool Tub

- ⊖ Not present.

### Plumbing - Other

- ✕ Issue     The well pressure guage is broken or the bladder is damaged.
- Location   Crawlspace
- Action     *Hire a plumber to make required repairs.*



APPLIANCES

KITCHEN

Range/Oven	Electric Drop-in
Dishwasher	
Ventilation System	Recirculating

LAUNDRY

Dryer	Electric
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INFORMATION

Clean dryer vents at regular intervals. Ductwork should be rigid material and as short and straight as possible. If ductwork extensions are required, sections should be taped together as opposed to connected with screws to ensure that lint does not collect on any screw points. If clothing requires an unusually long time to dry, or if airflow is weak at the exhaust end of the duct, the vent may be clogged. Dryer fires are not uncommon and dryer vent restriction is one cause of dryer fires.

The range/oven is near or at the end of its useful life. We recommend establishing a budget to replace the range/oven.

The refrigerator/freezer is near or at the end of its useful life. We recommend establishing a budget to replace the refrigerator/freezer.

The exhaust fan is a recirculating type, i.e., the fan does not vent to the exterior. Clean the filter at regular intervals.

The dryer is past the end of its useful life; it likely has limited service life remaining. We recommend establishing a budget to replace the dryer.

## OTHER

### MOLD

There is suspected mold/fungus build-up. Mold/fungus growth can lead to deterioration of structural members and may present health problems. Hire an environmental specialist for further evaluation and repairs.

Location(s)

- Crawlspace



### ARCHITECTURAL ADDITIONS/RENOVATIONS

There is evidence of significant additions or renovations to the property. Prior to closing, check municipal records pertaining to this property to confirm that necessary permits were obtained and that permits were subsequently approved by municipal authorities after the work had been finished.

Status

- Cannot confirm status of permits