

COASTAL INSPECTION SERVICES LLC



A PROFESSIONAL INSPECTION COMPANY

Inspection Report

Sample Report - 04

Property Address:

Sample Report

Norfolk VA 23505



Coastal Inspection Services LLC

Gregory Murphy Virginia Home Inspector 3380 000416

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Norfolk VA 23517

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Date: 9/8/2021	Time: 8:30am	Report ID: Sample Report -04
Property: Sample Report Norfolk VA 23505	Customer: Sample Report - 04	Real Estate Professional: Paul Farrell

PLEASE READ ENTIRE INSPECTION REPORT TO INCLUDE ALL DATA AND ATTACHMENTS. FAILURE TO DO SO COULD RESULT IN OVERLOOKING OR MISSING REPORTED ITEMS AND DEFICIENCIES.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (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 made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Deferred Cost = The item or component that has five years or less left to its expected lifetime. Higher level of maintenance and repair will be required in that period of time.

Standards of Practice:

ASHI American Society of Home Inspectors,
Virginia

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 50 Years

Temperature:

89 DEGREES F

Weather:

Clear, Hot and Humid

Ground/Soil surface condition:

Damp

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

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.





Styles & Materials

Roof Covering:
3-Tab fiberglass
Roll/Selvage

Viewed roof covering from:
Ground
Walked roof
Binoculars

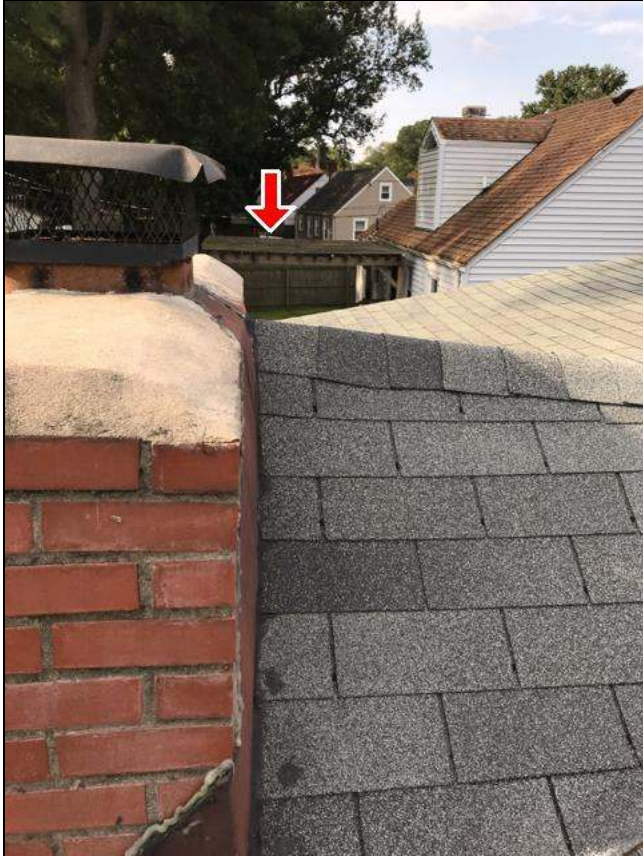
Chimney (exterior):
Brick

		IN	NI	NP	RR
1.0	Roof Coverings	•			•
1.1	Flashings	•			•
1.2	Skylights, Chimneys and Roof Penetrations	•			•
1.3	Roof Drainage Systems	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

1.0 (1) Repair: The cricket for the rear chimney has some non standard conditions as it runs up to the top of the chimney crown, this upward angle means that water that gets on top of the cricket will flow back against the direction of the ridge shingles/shingles. There are gaps and openings at the flashings and multiple lines of caulking which are indicative of previous issues. It would be wise to have a licensed roofer assess this area and if necessary repairs should be made as necessary.



1.0 Item 1(Picture)



1.0 Item 2(Picture)





1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 (2) Monitor: There are some very low slope/flat areas of the shingle roofing system that are vulnerable to water infiltration due to a lack of slope. This is primarily seen close to the edges of the roofing system near the rear chimney system. Please be aware of the possibility for an increased level of maintenance in these areas and an increased potential for water infiltration.



1.0 Item 5(Picture)

1.0 (3) Deferred Cost: Some of the roofing material is showing signs of age and deterioration. Please expect a higher level of maintenance, repairs and possible replacement in the near future. Aging shingles were noted in some areas at the main house - front roofing, and the entire roofing at the detached shed appears to be a deferred cost.

1.0 (4) Repair: The following shingle/roofing repairs are needed by a licensed roofer at the main house roofing system: hole in the shingle back of the house near the second-floor window, nail pops/damaged shingles need repair, exposed nail heads at the rear chimney/cricket need to be sealed, damaged shingles from old diverter flashing back of the house need repair/replacement.



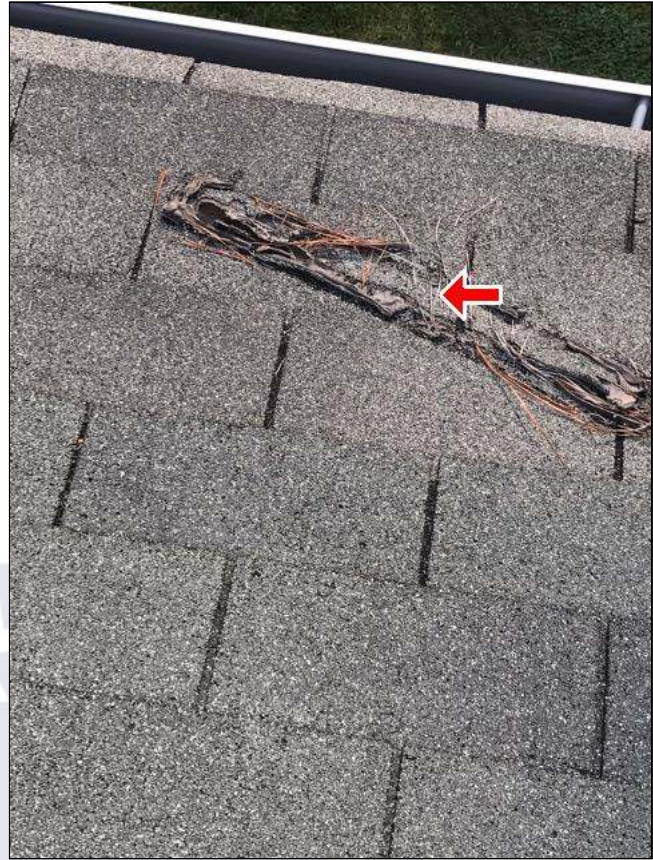
1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)



1.1 (1) Repair: Lifted flashings below the front dormers need repair by a licensed roofer.



1.1 Item 1(Picture)

1.1 (2) Repair: A couple different types of foam have been installed at the flashings adjacent to the rear lower chimney system. This is not ideal nor recommended as this is considered a temporary repair and is not standard for this particular application. It is recommended you consider having a licensed roofer assess and permanent/ standard repairs be made in this area.



1.1 Item 2(Picture)

1.1 (3) Repair: Non-standard flashings observed the right side chimney, they should be assessed by a licensed roofer and repair/replacement made as found necessary.



1.1 Item 3(Picture)



1.1 (4) Monitor: Flashing integration between the second-floor addition and the lower roofing at the back of the house has had a large amount of sealant installed in this area. This is not standard and is typically an indicator of a previous issue. Inspector could not see what is below this, is there flashing? Please be aware of this issue



1.1 Item 4(Picture)



1.2 (1) Monitor: The upper 1/3 of the chimney is leaning towards the house noticeably, one side has some cracking and it also appears that some repairs were made to some mortar and brick at this chimney as well. Chimney appears to be functional based on exterior visual assessment, but this is something to be aware of and monitor and it is highly recommended you have the interior of the chimney inspected to make sure this movement has not damaged the flue.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)



1.2 (2) Repair: Plumbing boot/penetration at the upper flat roof system is not designed for this application, it appears it may have already been experiencing issues based on the additional caulking, which is failing, that has been installed. This should be assessed and repaired by a licensed roofer.



1.2 Item 4(Picture)



1.2 (3) Repair: Cracking in the chimney chase, back of the house, needs repaired by licensed mason. It is recommended while this is being assessed you have the mason determine whether or not other repairs are needed to the structure of this in order to keep the cracking/ movement from occurring further.



1.2 Item 5(Picture)



1.3 (1) Repair: Incomplete guttering at the back of the house needs repair/completion by a qualified professional.



1.3 Item 1(Picture)

1.3 (2) Repair: Downspout extensions should be installed to direct water away from the house and keep moisture from collecting near and next to the house. Water from downspouts should be discharged at least 5 feet away from the house.



1.3 Item 2(Picture)

1.3 (3) Improve: it is highly recommended that you consider installing gutters at roof lines that do not have them. Some areas of the house do not have any overhang so water off the roofing system appears to be running down the sides of the house which greatly increases the potential/possibility for water infiltration to occur.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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.

Styles & Materials

Siding Style:

Beaded

Siding Material:

Vinyl

Exterior Entry Doors:

- Wood
- Steel
- Fiberglass
- Hollow core

Appurtenance:

Covered porch

Driveway:

- Concrete
- Gravel
- Dirt

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			•
2.1	Doors (Exterior)	•			•
2.2	Windows	•			•
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			
2.5	Eaves, Soffits and Fascias	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

2.0 (1) Repair: Gaps/openings between the chimney chase and the vinyl siding on the right side of the house need to be caulked/sealed.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 (2) Repair: Damaged siding needs to be assessed and repaired/ replaced by licensed siding professional or licensed contractor. This was observed: right side of the house, front right corner of the house.



2.0 Item 3(Picture)



2.0 (3) Repair: Screening should be installed over the open crawlspace vents to prevent vermin entry. Some of the vents do not have screening and some are damaged which could easily allow animals to enter.



2.0 Item 4(Picture)

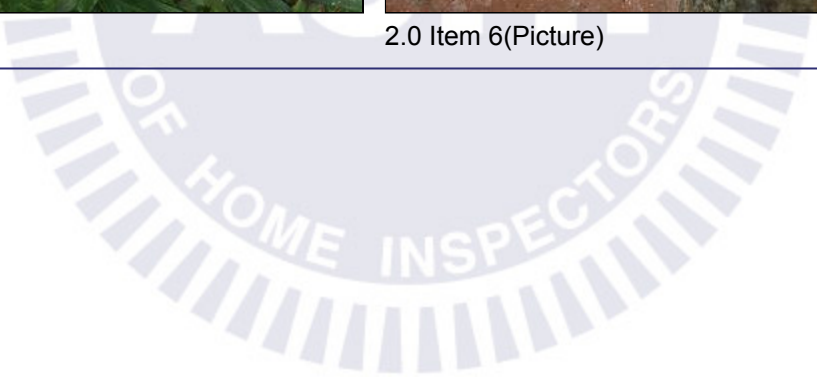
2.0 (4) Repair: When the back door was closed, some damage materials fell from behind the siding to the left and right of the back door. Upon further inspection it feels as if the sheathing or material behind the siding may be damaged in some areas, would have this further assessed by a licensed contractor and repair/replacement made as found necessary.



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.1 Repair: it does not appear that the rear exterior door has been painted with an exterior grade paint and there are some gaps and openings at the trim that should be caulked/sealed. To help preserve and protect the door as recommended these areas be caulked and painted



2.1 Item 1(Picture)



2.2 Repair: Gaps between the exterior windows and the vinyl siding need to be further assessed by a qualified professional and caulked/sealed to prevent water infiltration.



2.2 Item 1(Picture)



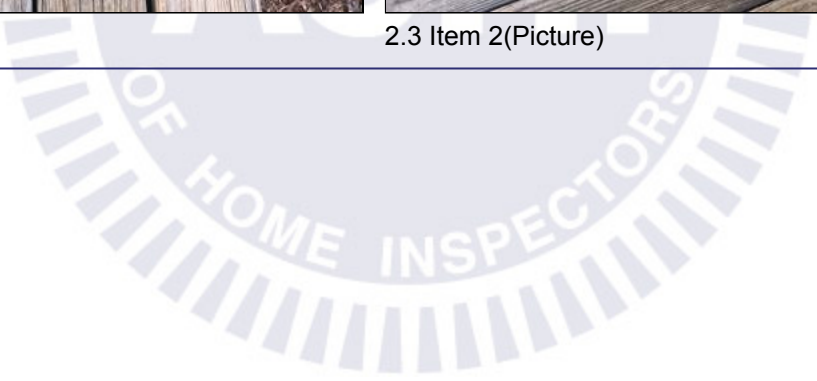
2.3 (1) Repair: There are several soft/deflecting deck boards observed on the left and right sides of the decking system. Inspection from the crawl space found that the numerous floor joists below the front porch are rotted/deteriorated. This was seen on the left and right sides of the porch, these need assessment and repair/ replacement by a licensed contractor.



2.3 Item 1(Picture)

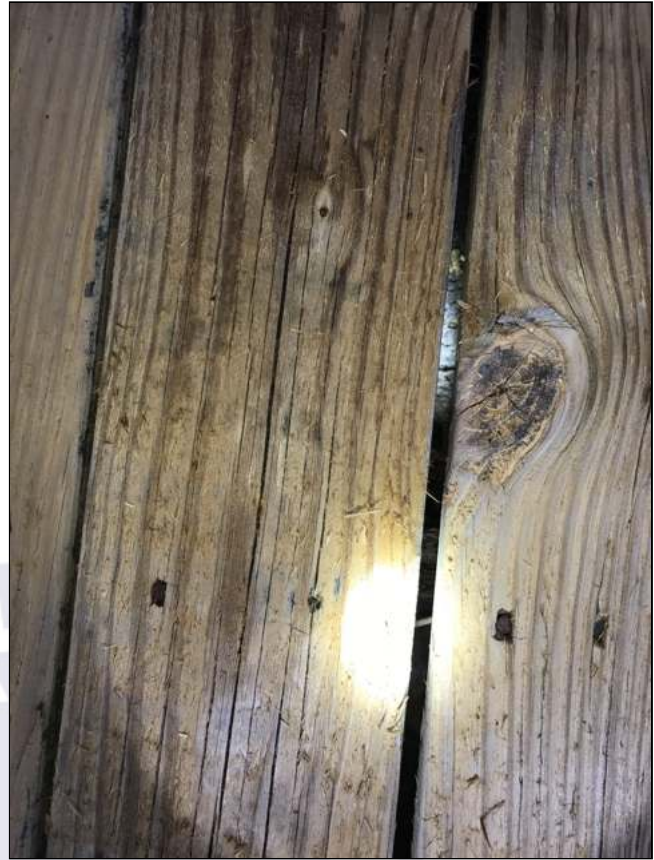


2.3 Item 2(Picture)





2.3 Item 3(Picture)



2.3 Item 4(Picture)



2.3 Item 5(Picture)



2.3 Item 6(Picture)



2.3 Item 7(Picture)

2.3 (2) Repair: Front porch ceiling needs to be scraped and painted, threshold for the front door the front porch needs to be scraped and painted.



2.3 Item 8(Picture)



2.3 Item 9(Picture)



2.5 Repair: Loose flashing at the roof edge back left corner of the house needs repair by a qualified professional.



2.5 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Interiors

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

Styles & Materials

Ceiling Materials:

Gypsum Board
Plaster

Wall Material:

Gypsum Board
Plaster

Floor Covering(s):

Carpet
Tile
Wood

Interior Doors:

Hollow core
Solid

Window Types:

Thermal/Insulated
Double-hung
Single pane
Storm windows

		IN	NI	NP	RR
4.0	Ceilings	•			•
4.1	Walls	•			•
4.2	Floors	•			•
4.3	Steps, Stairways, Balconies and Railings	•			•
4.4	Counters and Cabinets (representative number)	•			
4.5	Doors (representative number)	•			
4.6	Windows (representative number)	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

4.0 (1) Repair: Bubbling paint, bulging ceiling finish was observed at the ceiling of the back left second-floor bedroom. These are indicators that something has or may still be leaking. Would have the homeowner provide further information on this to determine if a professional repair has been made, if a professional repair has not been made then this could still be active and would need repair.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



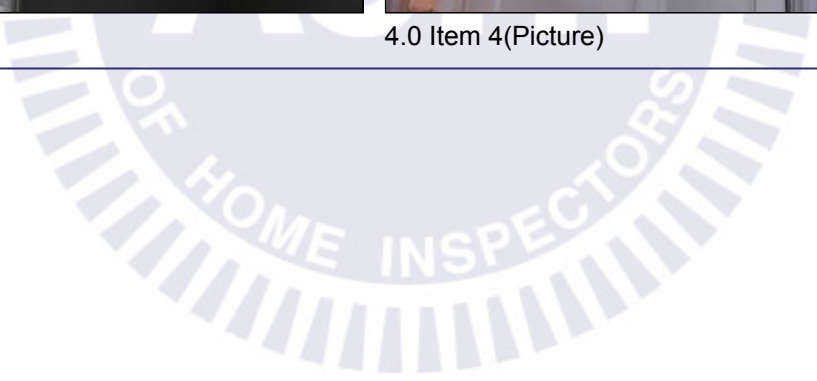
4.0 (2) Repair: There are some pronounced cracks observed in the ceiling of the first floor, primarily seen running from left to right in the front living room and the front first floor bedroom. Inspector could not access the structure above this as there is roofing and a finished second floor. Currently any loose ceiling finishes, as seen in the bedroom, should be repaired to keep this from worsening.



4.0 Item 3(Picture)



4.0 Item 4(Picture)





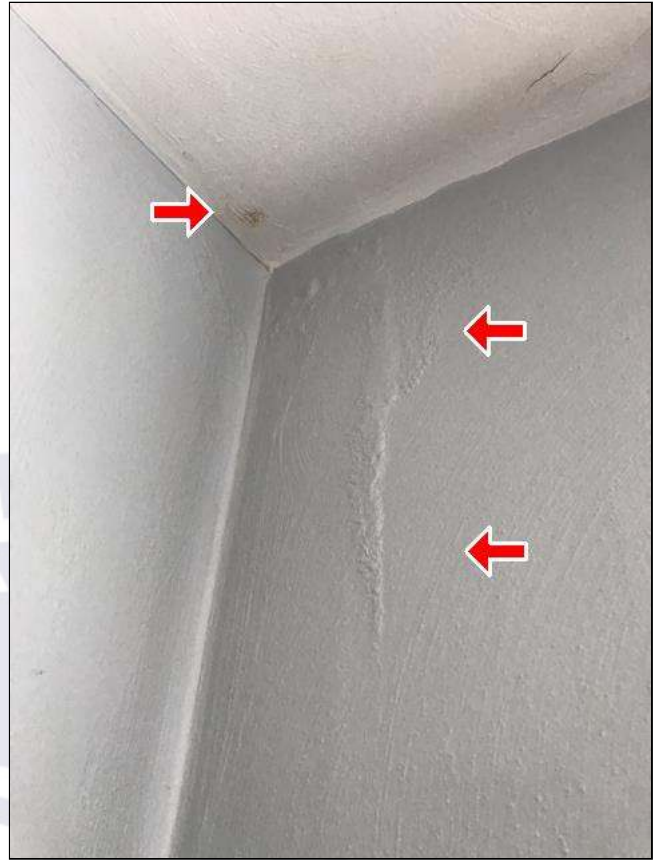
4.0 Item 5(Picture)



4.1 Further Assessment Recommended/Repair: Signs of possible moisture infiltration observed at the back wall of the first floor back left bedroom. Bubbling paint and slightly elevated moisture levels observed, they should be further assessed by a licensed contractor or a qualified professional and repairs made as found necessary.



4.1 Item 1(Picture)



4.1 Item 2(Picture)



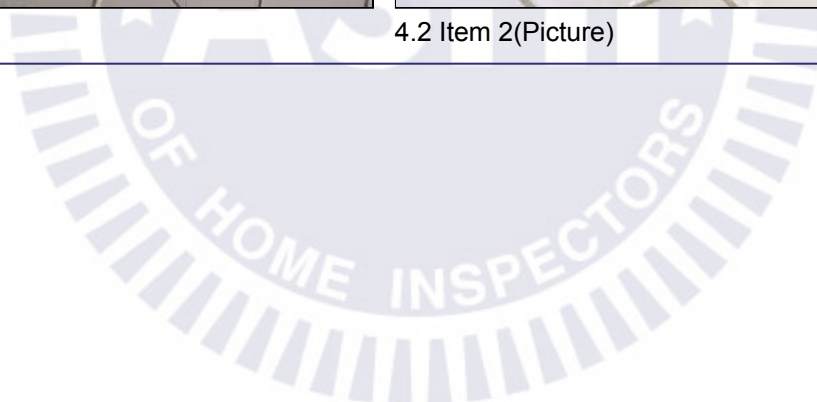
4.2 (1) Repair: Soft floor, cracked tile and water damaged cabinet observed in the second-floor bathroom are all indicators that something may have leaked. Tiles, grout, openings and moisture damaged materials should be assessed and repaired/ replaced by a licensed contractor.



4.2 Item 1(Picture)



4.2 Item 2(Picture)





4.2 Item 3(Picture)



4.2 (2) Repair : There are some loose tiles, cracked tiles, damaged tiles and lifted tiles observed in the first floor bathroom. Priority should be given to repairing the cracks/missing tile where water could enter.



4.2 Item 4(Picture)



4.2 Item 5(Picture)



4.3 Repair: A proper railing should be installed at the stair system, lower railing is difficult to use and not standard. Even though this is an old house, railings should still be added for safety purposes.



4.3 Item 1(Picture)



4.6 (1) Repair: Rear second-floor window adjacent to the bathroom is rotted/ moisture damaged and the window lifters are inoperative, this should be assessed and repaired/replaced by a licensed contractor. Please also note based on the amount of additional caulking this window appears to have had some previous issues.



4.6 Item 1(Picture)



4.6 Item 2(Picture)





4.6 Item 3(Picture)

4.6 (2) Repair: Windows in some areas of the house have thermal seal loss. This fogging of the windows is often seen as a cosmetic concern, but it often means that the windows have lost their thermal seal. The window is allowing air and moisture to enter between the panes of glass. Because of a loss of efficiency the following windows should be assessed by a licensed window professional and repairs/ replacement made as necessary: Front window in the first floor living room, front window in the front left first floor guest bedroom.

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

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.

Styles & Materials

Foundation:

Masonry block
Brick

Method used to observe Crawlspace:

Crawled
Limited access

Floor Structure:

Wood joists

Wall Structure:

Wood

Columns or Piers:

Brick piers
Masonry block

Ceiling Structure:

Not visible

Roof Structure:

Not visible

Method used to observe attic:

Inaccessible

		IN	NI	NP	RR
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.)	•			•
5.1	Walls (Structural)	•			
5.2	Columns or Piers	•			
5.3	Floors (Structural)	•			•
5.4	Ceilings (Structural)		•		
5.5	Roof Structure and Attic		•		
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.0 Repair: There are some signs of potential organic material seen on the floor joists, this material should be assessed by a qualified professional and treatment/ cleaning be completed of this material. The moisture issue also needs to be repaired as well to keep this material from occurring.



5.0 Item 1(Picture)



5.3 (1) Repair: Some prior repairs appears to have been made to the floor joists under the fireplace room at the back of the house. The areas have been sistered, but some of the wood is coming loose and the sistered areas do not appear to be long enough/ standard repairs. Recommend this be further assessed by a licensed contractor and repairs made as found necessary.



5.3 Item 1(Picture)



5.3 Item 2(Picture)

5.3 (2) Repair: Damaged floor joists and sub floor seen on the right side and right rear of the crawl space, these need further assessment by a licensed contractor and repair/ replacement made as found necessary.

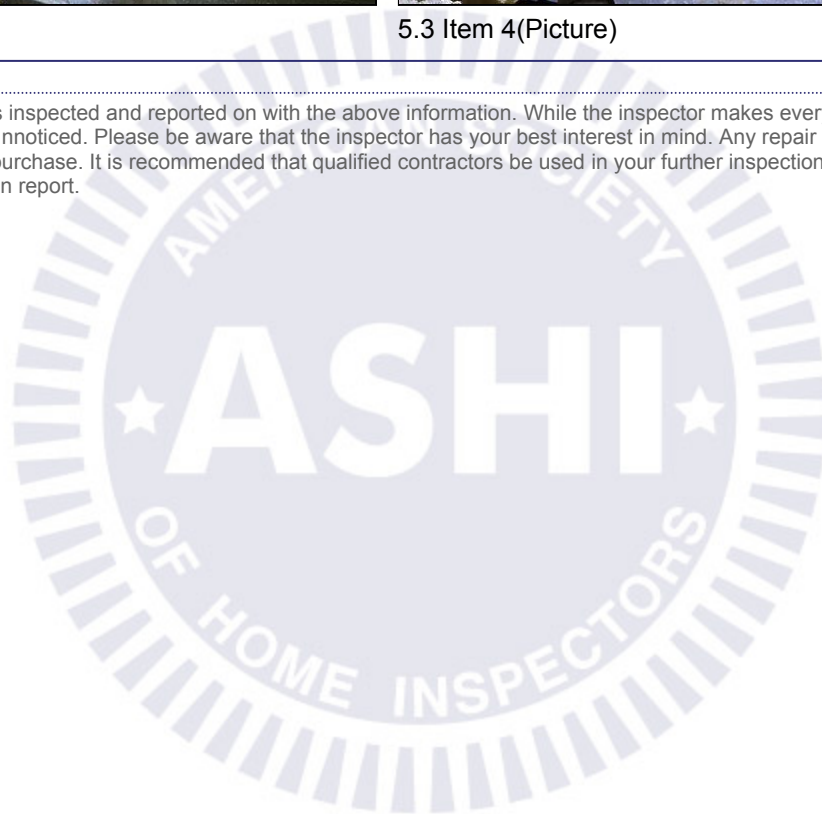


5.3 Item 3(Picture)



5.3 Item 4(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



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.



Hot water heater nine years old

Styles & Materials

Water Source:

Public

Water Filters:

(We do not inspect filtration systems)

Plumbing Water Supply (into home):

Not visible

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC
Cast iron

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

50 Gallon (2-3 people)

Manufacturer:

GE

Water Heater Location:

Washer Dryer Room

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems	•			•
6.1	Plumbing Water Supply, Distribution System and Fixtures	•			•
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			•
6.3	Main Water Shut-off Device (Describe location)		•		
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
6.5	Main Fuel Shut-off (Describe Location)	•			
6.6	Sump Pump			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

6.0 (1) Repair: Drain pipe adjacent to the water heater that appears to service the clothes washer is not properly vented and does not have an air admittance valve. It also does not appear that the drain line for the clothes washer has a trap installed. Would have this piping assessed by a licensed plumber and repair/replacement made as found necessary.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

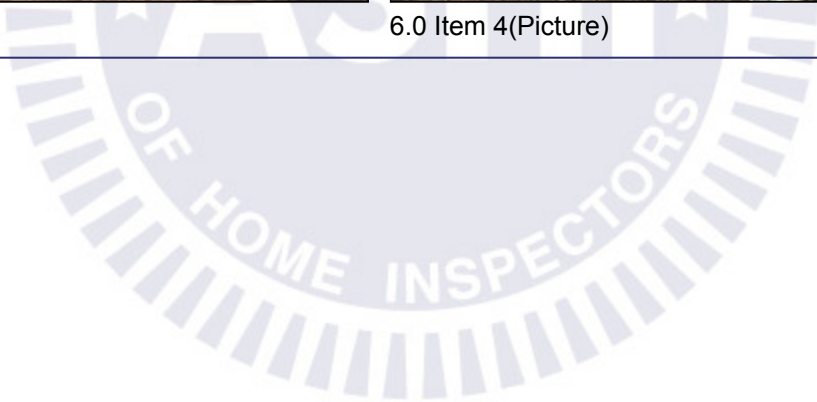
6.0 (2) Repair: Drain line trap under the kitchen sink is not standard/not installed properly. This should be assessed and repaired/replaced by a licensed plumber. Reworking of all of the sink drain lines appear to be needed as well (lots of caulk lines and based on presence of a bowl it appears to have had prior leaking issues).



6.0 Item 3(Picture)

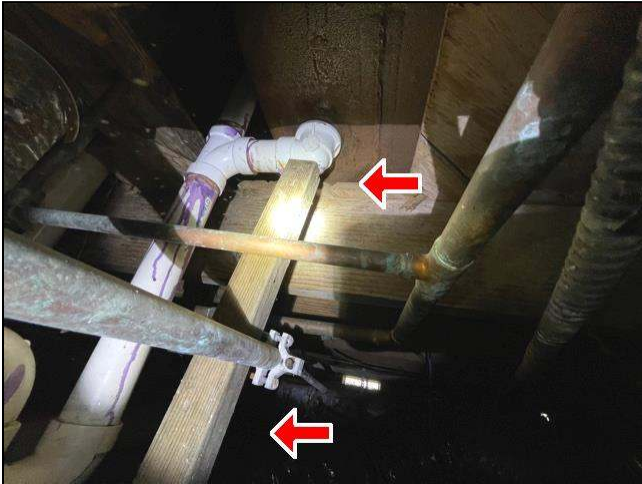


6.0 Item 4(Picture)



6.0 (3) Monitor: It appears that this house has some waste piping that is steel and/or cast iron. This piping is often found in older homes and over time it rusts/ corrodes from the inside out. This can lead to leakage or poor drainage, this is something to monitor and be aware of. Should issues be experienced it may at that time require repairs/ replacement.

6.0 (4) Repair: The drain piping under the first floor bathroom is being held up by a piece of wood sitting on top of a cut pipe. This is not standard, recommend licensed plumber further assess and handle repair as found necessary.



6.0 Item 5(Picture)



6.0 Item 6(Picture)

6.1 (1) Repair: The hose bib is loose and needs to be secured in place to prevent damage to to the piping or fixture. This needs repair by licensed plumber. This was observed. Back of the house.



6.1 Item 1(Picture)



6.1 (2) Repair: Isolating valves for the clothes washer appear to be leaking and need repair/replacement by a licensed plumber.



6.1 Item 2(Picture)



6.2 (1) Repair/ Concern: The water heater needs to have a pan with drain to exterior installed in order to catch and direct leaking to the exterior of the house. This needs repair by licensed plumber.



6.2 Item 1(Picture)

6.2 (2) Repair: The following repairs need to be assessed and handled by a licensed plumber for the water heater flue: there is a section of flue material that does not appear to be rated for this application and is not mechanically attached to the adjacent areas, gaps and openings around the flue penetration into the chimney need to be properly sealed as there appears to be spillage occurring.



6.2 Item 2(Picture)



6.2 Item 3(Picture)

6.2 (3) Repair: The installation of a chimney cap over the mechanical chimney servicing the hot water heater is recommended to help keep debris and excess moisture out of this area.

6.2 (4) Deferred Cost: Average lifetime for hot water heaters is 7-12 years. This unit is within or beyond that age range. Please expect a higher level of maintenance, repair and possible replacement in the near future.

6.3 Please Note/ Repair: There was no internal water shut off found, the only shut off appears to be at the street which requires access and a water key. Often older houses do not have a water shut off other than the city shut off, if you wish to have easier access and an internal shut off then it will need to be installed.

6.5 The main fuel shut off is at gas meter outside

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.



Panel and detached shed



Panel and detached shed



Styles & Materials

Electrical Service Conductors:

Panel capacity:

Panel Type:

Overhead service
Aluminum

200 AMP

Circuit breakers

Branch wire 15 and 20 AMP:

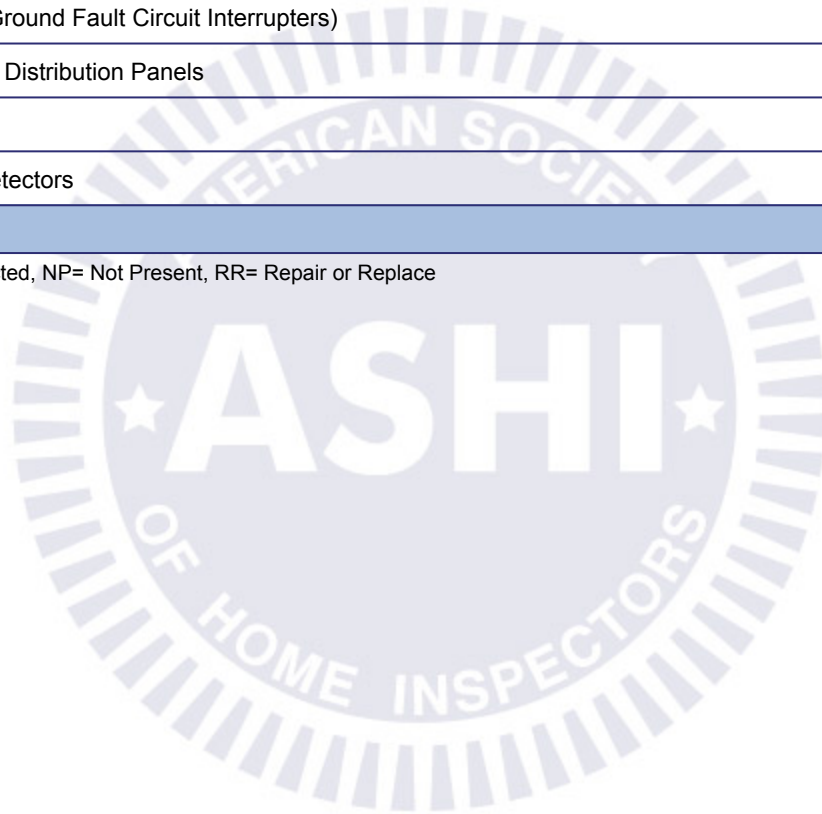
Wiring Methods:

Copper

Romex

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			•
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			•
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)	•			•
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	•			
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
7.6	Location of Main and Distribution Panels	•			
7.7	Smoke Detectors	•			•
7.8	Carbon Monoxide Detectors	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



Comments:

7.1 (1) Repair/ Concern: The main electrical panel is falling off the exterior wall of the house, this is a safety concern that needs assessment and repair by a licensed electrician.



7.1 Item 1(Picture)



7.1 (2) Repair/ Limitation: The panel is not clearly or thoroughly labeled. This limited the inspection, it is recommended a licensed electrician throughly/ clearly label the panel. Circuit number eight and 10 and number 12 are not labeled.



7.1 Item 2(Picture)

7.2 (1) Repair: Improperly abandoned wiring in the crawl space needs to be removed or terminate inside a properly rated junction box, recommend licensed electrician assess and handle repairs.



7.2 Item 1(Picture)



7.2 Item 2(Picture)

7.2 (2) Repair: Open wiring connections/ splices should be made inside a properly rated/ covered junction box. This needs to be assessed and repaired by a licensed electrician. This was observed in the following locations: front of the

crawl space.



7.2 Item 3(Picture)

7.3 (1) Repair: Electrical wiring to the right side light needs a proper bracket/attachment where it enters the junction box. Recommend licensed electrician assess and handle repair as necessary.



7.3 Item 1(Picture)



7.3 (2) Repair: Ceiling fan clearance in the second floor right side bedroom does not appear to be adequate and could cause injury due to its low clearance. This could allow someone's head or body to be struck by the fan when it is running. This should be assessed and repaired/replaced by a qualified professional.



7.3 Item 2(Picture)



7.3 (3) Repair: Little to no voltage was detected at the dryer receptacle, two different testers were used with the same result. It should be assessed and repaired by a licensed electrician.



7.3 Item 3(Picture)



7.3 (4) Repair: Ceiling fan in the back left first floor bedroom was turned on at the pull, the fan stayed on for a quick second, made a noise and then shut off. It appears there is an issue with this fixture and/ or the circuit. This needs to be assessed and repaired by a licensed electrician.



7.3 Item 4(Picture)

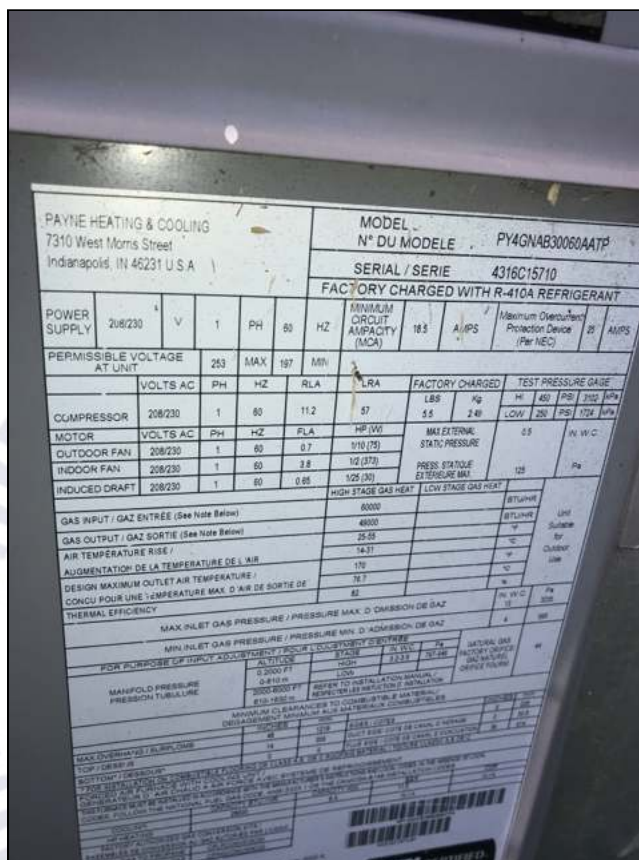
7.7 Repair: It is recommended that new smoke detectors be installed inside and outside sleeping areas.

7.8 Repair: It is recommended that new CO detectors be installed in the house.

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

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. **HVAC TESTED IN COOLING MODE ONLY**



Gas pack five years old

Styles & Materials

Heat Type:

Forced Air

Energy Source:

Electric

Number of Heat Systems (excluding wood):

One

Heat System Brand:

PAYNE

Ductwork:

Insulated
Partially insulated

Filter Type:

Disposable

Types of Fireplaces:

Solid Fuel

Operable Fireplaces:

One

Number of Woodstoves:

None

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

PAYNE

Number of AC Only Units:

One

		IN	NI	NP	RR
8.0	Heating Equipment	•			•
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			•
8.4	Presence of Installed Heat Source in Each Room	•			•
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•			•
8.8	Cooling and Air Handler Equipment	•			
8.9	Normal Operating Controls	•			
8.10	Presence of Installed Cooling Source in Each Room	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.0 Repair: The doghouse for the gas pack needs to be re-secured in place, scraped, painted, caulked and graded so water will run off of this area. Recommend qualified professional assess and handle repair as found necessary.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

8.3 (1) Repair: Little to no air supply was detected at the registers servicing the second floor left bedroom and second-floor bathroom. Would have this assessed by a licensed HVAC professional and repairs made as found necessary.

8.3 (2) Repair: The following ductwork repairs are needed by a licensed HVAC professional in the crawl space, recommend qualified HVAC professional assess and handle the following repairs: damaged ductwork insulation near the entry, un-insulated ductwork near the center of the crawl space needs repair, unsupported ductwork lying on the ground of the crawl space (seen in numerous locations) needs to be secured up and off the floor.



8.3 Item 1(Picture)



8.3 Item 2(Picture)



8.3 Item 3(Picture)



8.3 Item 4(Picture)



8.3 Item 5(Picture)



8.3 Item 6(Picture)

8.6 (1) Repair: The fireplace needs to be thoroughly cleaned and inspected by a licensed fireplace technician prior to use. If needed repairs should be made to assure safe and reliable operation.

8.6 (2) Repair: Cover for the ash collection point is missing from the bottom of the fireplace, outer access cover is also missing. The piece of metal has been installed outside does not appear to allow for easy access to this area. These items should be further assessed by a licensed fireplace technician and repairs/replacement made as found necessary.

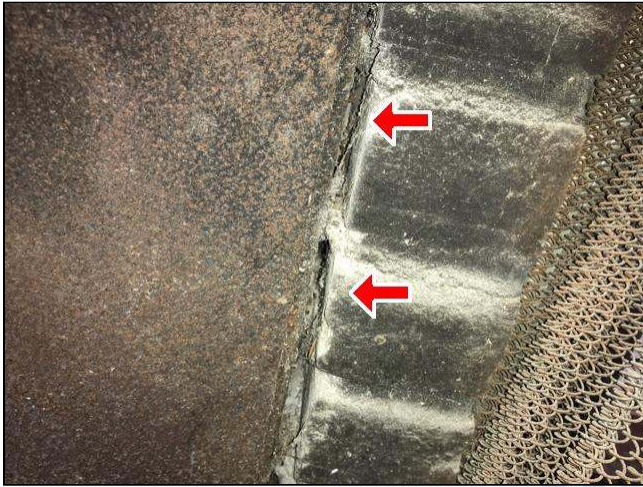


8.6 Item 1(Picture)

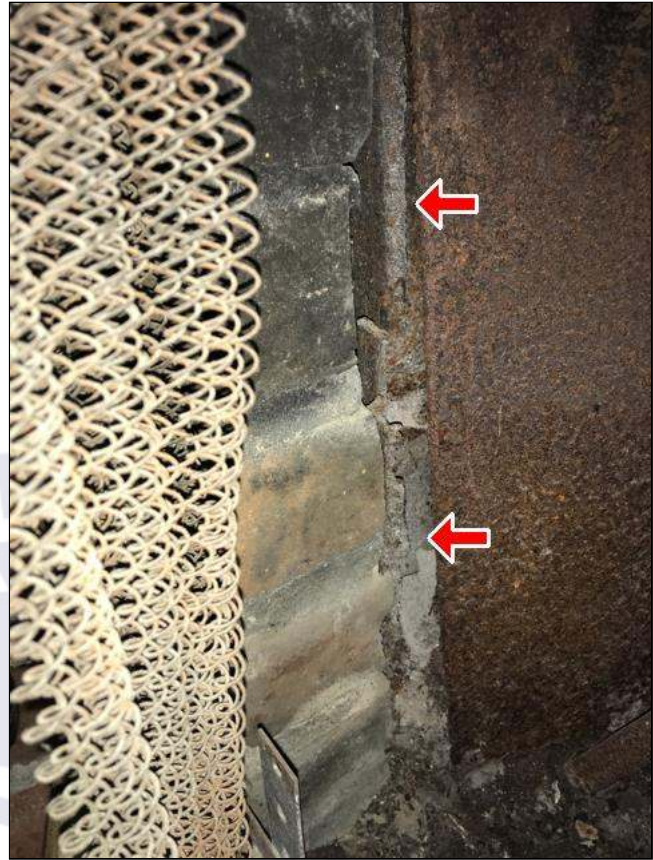


8.6 Item 2(Picture)

8.6 (3) Repair: Gaps and openings at the fire box for the wood-burning fireplace are an indicator that something has moved/separated. These gaps and openings should be assessed by a licensed fireplace professional and repairs/replacement made as necessary.



8.6 Item 3(Picture)



8.6 Item 4(Picture)

8.6 (4) Repair: The damper for the fireplace appears to be damaged/ inoperative, this needs repair/replacement by a licensed fireplace technician.



8.6 Item 5(Picture)



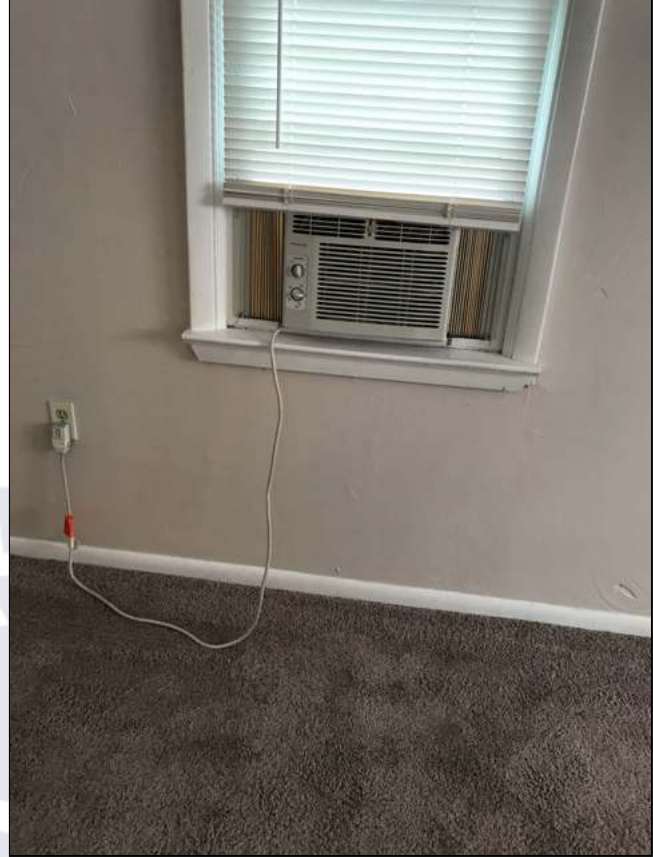
8.6 Item 6(Picture)

8.8 Informational: It appears that both bedrooms on the second floor have additional window air-conditioning units installed. This is typically an indicator that the central air conditioning system may not be keeping up with the demand,

often times older houses that have had additions installed on the second floor struggle to keep all areas fully conditioned without having separate zones.



8.8 Item 1(Picture)



8.8 Item 2(Picture)

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

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.

Styles & Materials

Attic Insulation:

Batt

Ventilation:

Passive

Exhaust Fans:

Fan

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

NONE

		IN	NI	NP	RR
9.0	Insulation in Attic	•			•
9.1	Insulation Under Floor System			•	
9.2	Vapor Retarders (in Crawlspace or basement)	•			•
9.3	Ventilation of Attic and Foundation Areas	•			
9.4	Venting Systems (Kitchens, Baths and Laundry)	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



Comments:

9.0 Repair: Insulation in the rafter cavities has been installed with the paper backing left exposed, please note this paper backing is flammable and according to the insulation instructions is not to be left exposed. Would have this assessed by a qualified professional and repairs made as necessary.



9.0 Item 1(Picture)

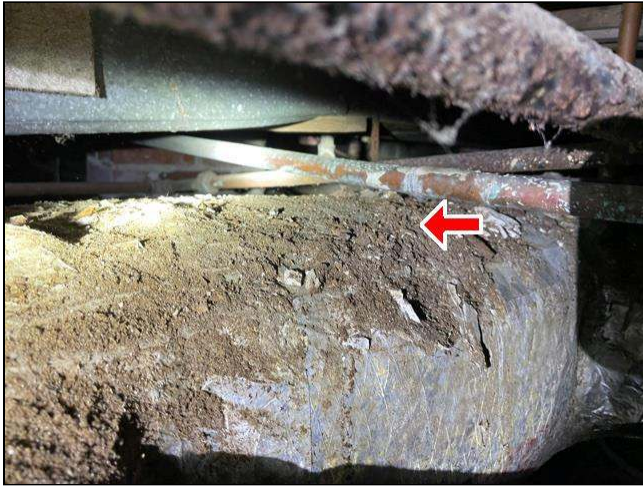
9.2 Repair: There are some areas of vermin feces and debris seen in the crawl space, This was seen on some of the HVAC trunk line, inside old plenum material and some on top of the plastic vapor barrier. This material should be cleaned out/ removed and then vermin prevention should be installed. It is recommended a licensed pest control company assess this issue and handle repairs as necessary.



9.2 Item 1(Picture)



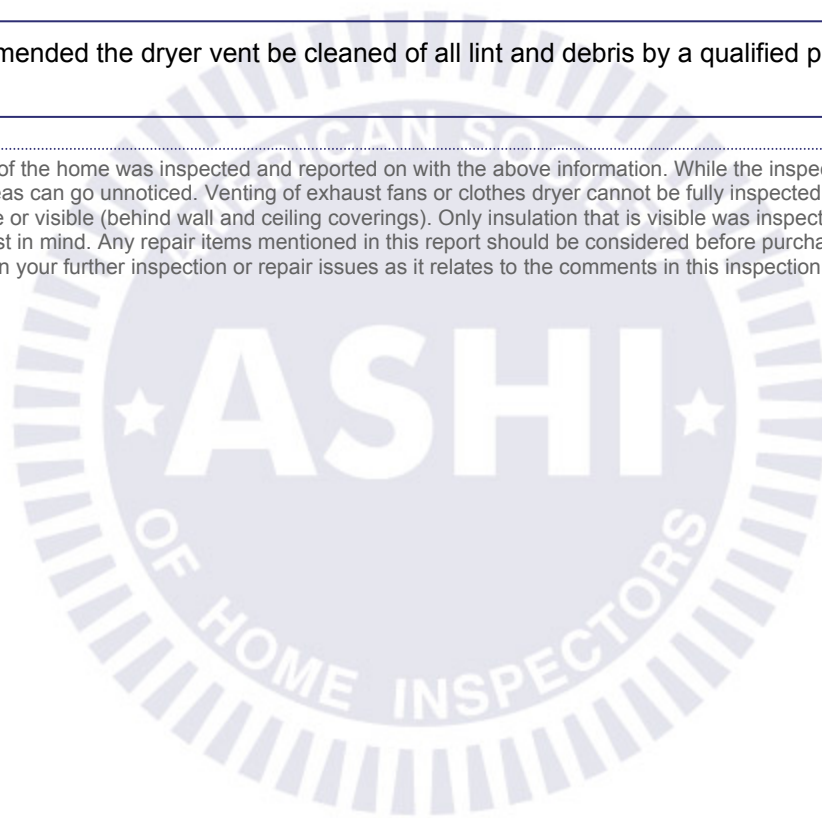
9.2 Item 2(Picture)



9.2 Item 3(Picture)

9.4 Repair: It is recommended the dryer vent be cleaned of all lint and debris by a qualified professional prior to regular use.

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



10. Built-In Kitchen 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.

		IN	NI	NP	RR
10.0	Dishwasher	•			•
10.1	Ranges/Ovens/Cooktops	•			•
10.2	Range Hood (s)			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.0 Repair: Dishwasher door is not fitting in the opening properly/closing properly, unit is hitting the cabinet on the right side. The door has to be lifted/twisted so it will close, this should be assessed and repaired by a licensed technician.



10.0 Item 1(Picture)

10.1 Repair: An anti tip bracket should be installed on the range for improved safety. Recommend qualified professional assess and handle repair as necessary.

10.2 Improve: To help with removing heat in and around the range and to protect cabinets above the range, it is highly recommended you consider the installation of a hood or a microwave hood unit.



10.2 Item 1(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Coastal Inspection Services LLC

**PO Box 11046
Norfolk VA 23517
757-535-4355**

Customer
Sample Report - 04

Address
Sample Report
Norfolk VA 23505

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Inspected, Repair or Replace

(1) Repair: The cricket for the rear chimney has some non standard conditions as it runs up to the top of the chimney crown, this upward angle means that water that gets on top of the cricket will flow back against the direction of the ridge shingles/shingles. There are gaps and openings at the flashings and multiple lines of caulking which are indicative of previous issues. It would be wise to have a licensed roofer assess this area and if necessary repairs should be made as necessary.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

(2) Monitor: There are some very low slope/flat areas of the shingle roofing system that are vulnerable to water

infiltration due to a lack of slope. This is primarily seen close to the edges of the roofing system near the rear chimney system. Please be aware of the possibility for an increased level of maintenance in these areas and an increased potential for water infiltration.



1.0 Item 5(Picture)

(3) Deferred Cost: Some of the roofing material is showing signs of age and deterioration. Please expect a higher level of maintenance, repairs and possible replacement in the near future. Aging shingles were noted in some areas at the main house - front roofing, and the entire roofing at the detached shed appears to be a deferred cost.

(4) Repair: The following shingle/roofing repairs are needed by a licensed roofer at the main house roofing system: hole in the shingle back of the house near the second-floor window, nail pops/damaged shingles need repair, exposed nail heads at the rear chimney/cricket need to be sealed, damaged shingles from old diverter flashing back of the house need repair/replacement.



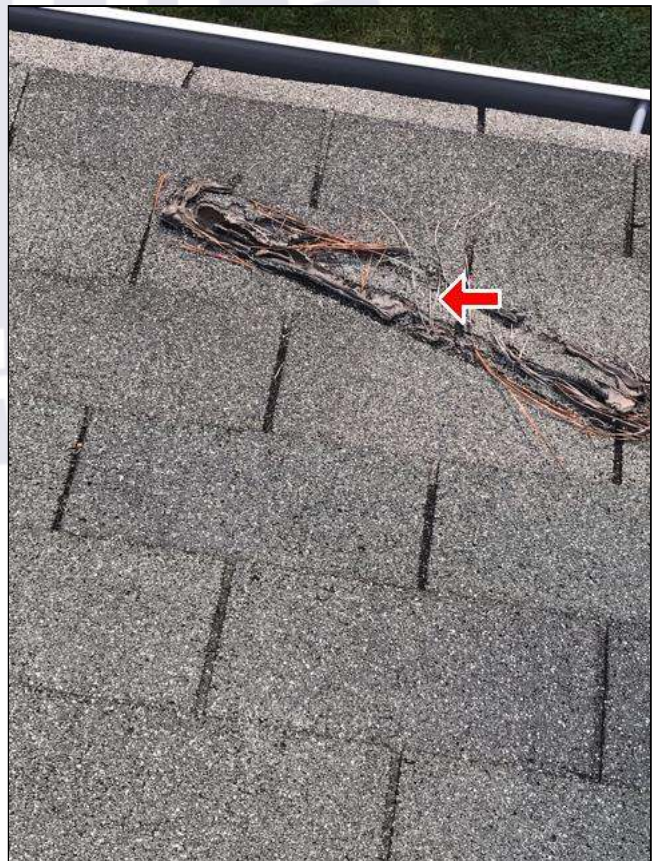
1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)

1.1 Flashings

Inspected, Repair or Replace

(1) Repair: Lifted flashings below the front dormers need repair by a licensed roofer.





1.1 Item 1(Picture)

(2) Repair: A couple different types of foam have been installed at the flashings adjacent to the rear lower chimney system. This is not ideal nor recommended as this is considered a temporary repair and is not standard for this particular application. It is recommended you consider having a licensed roofer assess and permanent/ standard repairs be made in this area.



1.1 Item 2(Picture)

(3) Repair: Non-standard flashings observed the right side chimney, they should be assessed by a licensed roofer and repair/replacement made as found necessary.





1.1 Item 3(Picture)

(4) Monitor: Flashing integration between the second-floor addition and the lower roofing at the back of the house has had a large amount of sealant installed in this area. This is not standard and is typically an indicator of a previous issue. Inspector could not see what is below this, is there flashing? Please be aware of this issue



1.1 Item 4(Picture)

1.2 Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

(1) Monitor: The upper 1/3 of the chimney is leaning towards the house noticeably, one side has some cracking and it also appears that some repairs were made to some mortar and brick at this chimney as well. Chimney appears to be functional based on exterior visual assessment, but this is something to be aware of and monitor and it is highly recommended you have the interior of the chimney inspected to make sure this movement has not damaged the flue.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)

(2) Repair: Plumbing boot/penetration at the upper flat roof system is not designed for this application, it appears it

may have already been experiencing issues based on the additional caulking, which is failing, that has been installed. This should be assessed and repaired by a licensed roofer.



1.2 Item 4(Picture)

(3) Repair: Cracking in the chimney chase, back of the house, needs repaired by licensed mason. It is recommended while this is being assessed you have the mason determine whether or not other repairs are needed to the structure of this in order to keep the cracking/ movement from occurring further.



1.2 Item 5(Picture)

1.3 Roof Drainage Systems

Inspected, Repair or Replace

(1) Repair: Incomplete guttering at the back of the house needs repair/completion by a qualified professional.





1.3 Item 1(Picture)

(2) Repair: Downspout extensions should be installed to direct water away from the house and keep moisture from collecting near and next to the house. Water from downspouts should be discharged at least 5 feet away from the house.





1.3 Item 2(Picture)

(3) Improve: it is highly recommended that you consider installing gutters at roof lines that do not have them. Some areas of the house do not have any overhang so water off the roofing system appears to be running down the sides of the house which greatly increases the potential/possibility for water infiltration to occur.

2. Exterior



2.0 Wall Cladding Flashing and Trim

Inspected, Repair or Replace

(1) Repair: Gaps/openings between the chimney chase and the vinyl siding on the right side of the house need to be caulked/sealed.

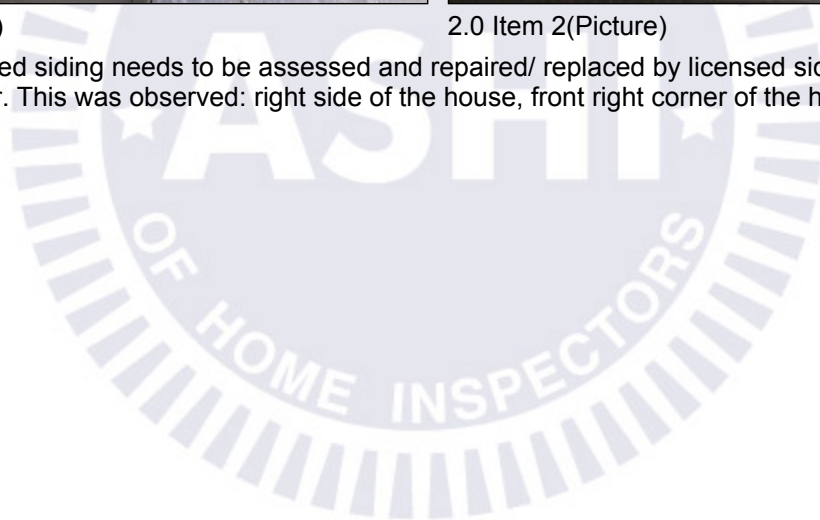


2.0 Item 1(Picture)



2.0 Item 2(Picture)

(2) Repair: Damaged siding needs to be assessed and repaired/ replaced by licensed siding professional or licensed contractor. This was observed: right side of the house, front right corner of the house.





2.0 Item 3(Picture)

(3) Repair: Screening should be installed over the open crawlspace vents to prevent vermin entry. Some of the vents do not have screening and some are damaged which could easily allow animals to enter.





2.0 Item 4(Picture)

(4) Repair: When the back door was closed, some damage materials fell from behind the siding to the left and right of the back door. Upon further inspection it feels as if the sheathing or material behind the siding may be damaged in some areas, would have this further assessed by a licensed contractor and repair/replacement made as found necessary.



2.0 Item 5(Picture)



2.0 Item 6(Picture)

2.1 Doors (Exterior)

Inspected, Repair or Replace

Repair: it does not appear that the rear exterior door has been painted with an exterior grade paint and there are some gaps and openings at the trim that should be caulked/sealed. To help preserve and protect the door as recommended these areas be caulked and painted





2.1 Item 1(Picture)

2.2 Windows

Inspected, Repair or Replace

Repair: Gaps between the exterior windows and the vinyl siding need to be further assessed by a qualified professional and caulked/sealed to prevent water infiltration.



2.2 Item 1(Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings Inspected, Repair or Replace

(1) Repair: There are several soft/deflecting deck boards observed on the left and right sides of the decking system. Inspection from the crawl space found that the numerous floor joists below the front porch are rotted/ deteriorated. This was seen on the left and right sides of the porch, these need assessment and repair/ replacement by a licensed contractor.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)



2.3 Item 5(Picture)



2.3 Item 6(Picture)



2.3 Item 7(Picture)

(2) Repair: Front porch ceiling needs to be scraped and painted, threshold for the front door the front porch needs to be scraped and painted.



2.3 Item 8(Picture)



2.3 Item 9(Picture)

2.5 Eaves, Soffits and Fascias

Inspected, Repair or Replace

Repair: Loose flashing at the roof edge back left corner of the house needs repair by a qualified professional.



2.5 Item 1(Picture)

4. Interiors**4.0 Ceilings****Inspected, Repair or Replace**

(1) Repair: Bubbling paint, bulging ceiling finish was observed at the ceiling of the back left second-floor bedroom. These are indicators that something has or may still be leaking. Would have the homeowner provide further information on this to determine if a professional repair has been made, if a professional repair has not been made then this could still be active and would need repair.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

(2) Repair: There are some pronounced cracks observed in the ceiling of the first floor, primarily seen running from left to right in the front living room and the front first floor bedroom. Inspector could not access the structure above this as there is roofing and a finished second floor. Currently any loose ceiling finishes, as seen in the bedroom, should be repaired to keep this from worsening.



4.0 Item 3(Picture)



4.0 Item 4(Picture)



4.0 Item 5(Picture)

4.1 Walls

Inspected, Repair or Replace

Further Assessment Recommended/Repair: Signs of possible moisture infiltration observed at the back wall of the first floor back left bedroom. Bubbling paint and slightly elevated moisture levels observed, they should be further assessed by a licensed contractor or a qualified professional and repairs made as found necessary.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

4.2 Floors**Inspected, Repair or Replace**

(1) Repair: Soft floor, cracked tile and water damaged cabinet observed in the second-floor bathroom are all indicators that something may have leaked. Tiles, grout, openings and moisture damaged materials should be assessed and repaired/ replaced by a licensed contractor.



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)

(2) Repair : There are some loose tiles, cracked tiles, damaged tiles and lifted tiles observed in the first floor

bathroom. Priority should be given to repairing the cracks/missing tile where water could enter.



4.2 Item 4(Picture)



4.2 Item 5(Picture)

4.3 Steps, Stairways, Balconies and Railings

Inspected, Repair or Replace

Repair: A proper railing should be installed at the stair system, lower railing is difficult to use and not standard. Even though this is an old house, railings should still be added for safety purposes.



4.3 Item 1(Picture)

4.6 Windows (representative number)

Inspected, Repair or Replace

(1) Repair: Rear second-floor window adjacent to the bathroom is rotted/ moisture damaged and the window lifters are inoperative, this should be assessed and repaired/replaced by a licensed contractor. Please also note based on the amount of additional caulking this window appears to have had some previous issues.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)

(2) Repair: Windows in some areas of the house have thermal seal loss. This fogging of the windows is often seen

as a cosmetic concern, but it often means that the windows have lost their thermal seal. The window is allowing air and moisture to enter between the panes of glass. Because of a loss of efficiency the following windows should be assessed by a licensed window professional and repairs/ replacement made as necessary: Front window in the first floor living room, front window in the front left first floor guest bedroom.

5. Structural Components

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.)

Inspected, Repair or Replace

Repair: There are some signs of potential organic material seen on the floor joists, this material should be assessed by a qualified professional and treatment/ cleaning be completed of this material. The moisture issue also needs to be repaired as well to keep this material from occurring.



5.0 Item 1(Picture)

5.3 Floors (Structural)

Inspected, Repair or Replace

(1) Repair: Some prior repairs appears to have been made to the floor joists under the fireplace room at the back of the house. The areas have been sistered, but some of the wood is coming loose and the sistered areas do not appear to be long enough/ standard repairs. Recommend this be further assessed by a licensed contractor and repairs made as found necessary.



5.3 Item 1(Picture)



5.3 Item 2(Picture)

(2) Repair: Damaged floor joists and sub floor seen on the right side and right rear of the crawl space, these need further assessment by a licensed contractor and repair/ replacement made as found necessary.



5.3 Item 3(Picture)



5.3 Item 4(Picture)

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

(1) Repair: Drain pipe adjacent to the water heater that appears to service the clothes washer is not properly vented and does not have an air admittance valve. It also does not appear that the drain line for the clothes washer has a trap installed. Would have this piping assessed by a licensed plumber and repair/replacement made as found necessary.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

(2) Repair: Drain line trap under the kitchen sink is not standard/not installed properly. This should be assessed and repaired/replaced by a licensed plumber. Reworking of all of the sink drain lines appear to be needed as well (lots of caulk lines and based on presence of a bowl it appears to have had prior leaking issues).



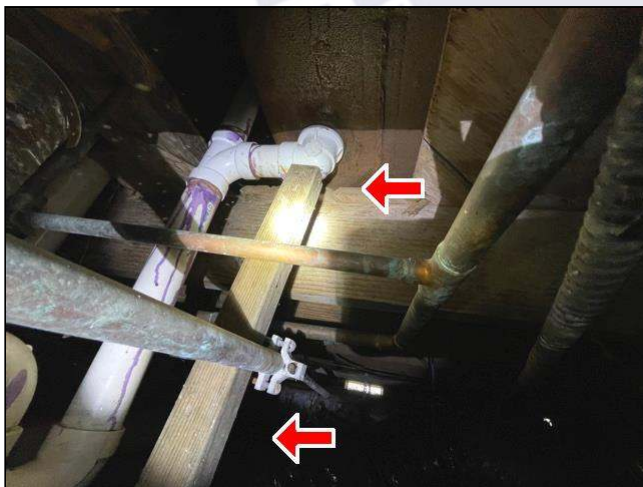
6.0 Item 3(Picture)



6.0 Item 4(Picture)

(3) Monitor: It appears that this house has some waste piping that is steel and/or cast iron. This piping is often found in older homes and over time it rusts/ corrodes from the inside out. This can lead to leakage or poor drainage, this is something to monitor and be aware of. Should issues be experienced it may at that time require repairs/ replacement.

(4) Repair: The drain piping under the first floor bathroom is being held up by a piece of wood sitting on top of a cut pipe. This is not standard, recommend licensed plumber further assess and handle repair as found necessary.



6.0 Item 5(Picture)



6.0 Item 6(Picture)

6.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

(1) Repair: The hose bib is loose and needs to be secured in place to prevent damage to to the piping or fixture. This needs repair by licensed plumber. This was observed. Back of the house.





6.1 Item 1(Picture)

(2) Repair: Isolating valves for the clothes washer appear to be leaking and need repair/replacement by a licensed plumber.





6.1 Item 2(Picture)

**6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents
Inspected, Repair or Replace**

(1) Repair/ Concern: The water heater needs to have a pan with drain to exterior installed in order to catch and direct leaking to the exterior of the house. This needs repair by licensed plumber.



6.2 Item 1(Picture)

(2) Repair: The following repairs need to be assessed and handled by a licensed plumber for the water heater flue: there is a section of flue material that does not appear to be rated for this application and is not mechanically attached to the adjacent areas, gaps and openings around the flue penetration into the chimney need to be properly sealed as there appears to be spillage occurring.



6.2 Item 2(Picture)



6.2 Item 3(Picture)

(3) Repair: The installation of a chimney cap over the mechanical chimney servicing the hot water heater is recommended to help keep debris and excess moisture out of this area.

(4) Deferred Cost: Average lifetime for hot water heaters is 7-12 years. This unit is within or beyond that age range. Please expect a higher level of maintenance, repair and possible replacement in the near future.

7. Electrical System

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

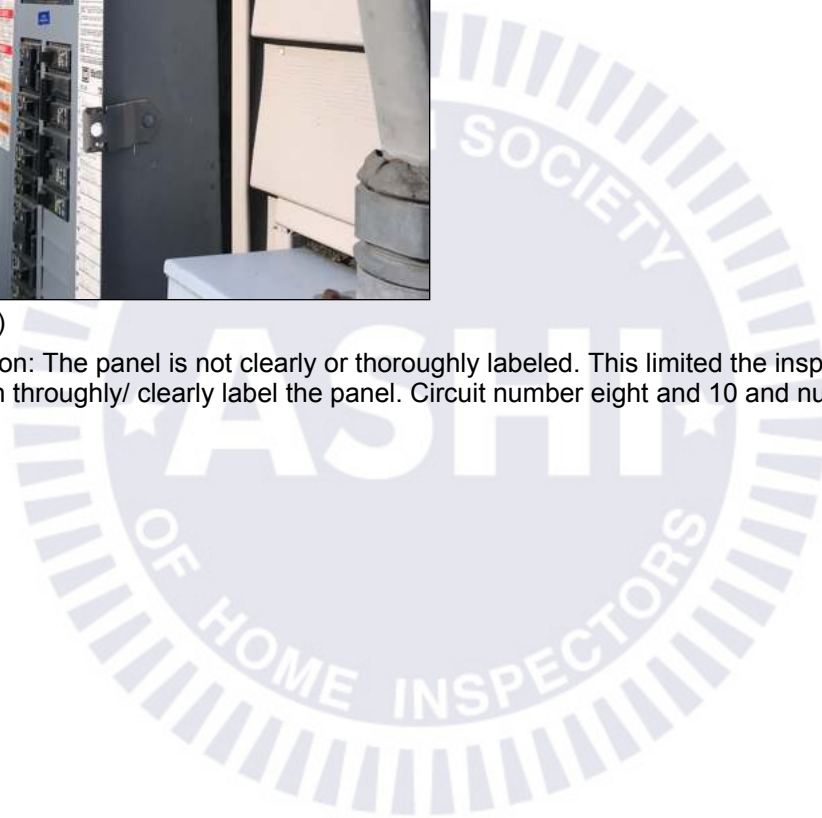
Inspected, Repair or Replace

(1) Repair/ Concern: The main electrical panel is falling off the exterior wall of the house, this is a safety concern that needs assessment and repair by a licensed electrician.



7.1 Item 1(Picture)

(2) Repair/ Limitation: The panel is not clearly or thoroughly labeled. This limited the inspection, it is recommended a licensed electrician thoroughly/ clearly label the panel. Circuit number eight and 10 and number 12 are not labeled.





7.1 Item 2(Picture)

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage Inspected, Repair or Replace

(1) Repair: Improperly abandoned wiring in the crawl space needs to be removed or terminate inside a properly rated junction box, recommend licensed electrician assess and handle repairs.



7.2 Item 1(Picture)



7.2 Item 2(Picture)

(2) Repair: Open wiring connections/ splices should be made inside a properly rated/ covered junction box. This needs to be assessed and repaired by a licensed electrician. This was observed in the following locations: front of the crawl space.



7.2 Item 3(Picture)

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)

Inspected, Repair or Replace

(1) Repair: Electrical wiring to the right side light needs a proper bracket/attachment where it enters the junction box. Recommend licensed electrician assess and handle repair as necessary.



7.3 Item 1(Picture)

(2) Repair: Ceiling fan clearance in the second floor right side bedroom does not appear to be adequate and could cause injury due to its low clearance. This could allow someone's head or body to be struck by the fan when it is running. This should be assessed and repaired/replaced by a qualified professional.



7.3 Item 2(Picture)

(3) Repair: Little to no voltage was detected at the dryer receptacle, two different testers were used with the same result. It should be assessed and repaired by a licensed electrician.





7.3 Item 3(Picture)

(4) Repair: Ceiling fan in the back left first floor bedroom was turned on at the pull, the fan stayed on for a quick second, made a noise and then shut off. It appears there is an issue with this fixture and/ or the circuit. This needs to be assessed and repaired by a licensed electrician.



7.3 Item 4(Picture)

7.7 Smoke Detectors

Inspected, Repair or Replace

Repair: It is recommended that new smoke detectors be installed inside and outside sleeping areas.

7.8 Carbon Monoxide Detectors

Inspected, Repair or Replace

Repair: It is recommended that new CO detectors be installed in the house.

8. Heating / Central Air Conditioning

8.0 Heating Equipment

Inspected, Repair or Replace

Repair: The doghouse for the gas pack needs to be re-secured in place, scraped, painted, caulked and graded so water will run off of this area. Recommend qualified professional assess and handle repair as found necessary.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

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

Inspected, Repair or Replace

(1) Repair: Little to no air supply was detected at the registers servicing the second floor left bedroom and second-floor bathroom. Would have this assessed by a licensed HVAC professional and repairs made as found necessary.

(2) Repair: The following ductwork repairs are needed by a licensed HVAC professional in the crawl space, recommend qualified HVAC professional assess and handle the following repairs: damaged ductwork insulation near the entry, un-insulated ductwork near the center of the crawl space needs repair, unsupported ductwork lying on the ground of the crawl space (seen in numerous locations) needs to be secured up and off the floor.



8.3 Item 1(Picture)



8.3 Item 2(Picture)



8.3 Item 3(Picture)



8.3 Item 4(Picture)



8.3 Item 5(Picture)



8.3 Item 6(Picture)

8.4 Presence of Installed Heat Source in Each Room Inspected, Repair or Replace

8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)**Inspected, Repair or Replace**

(1) Repair: The fireplace needs to be thoroughly cleaned and inspected by a licensed fireplace technician prior to use. If needed repairs should be made to assure safe and reliable operation.

(2) Repair: Cover for the ash collection point is missing from the bottom of the fireplace, outer access cover is also missing. The piece of metal has been installed outside does not appear to allow for easy access to this area. These items should be further assessed by a licensed fireplace technician and repairs/replacement made as found necessary.

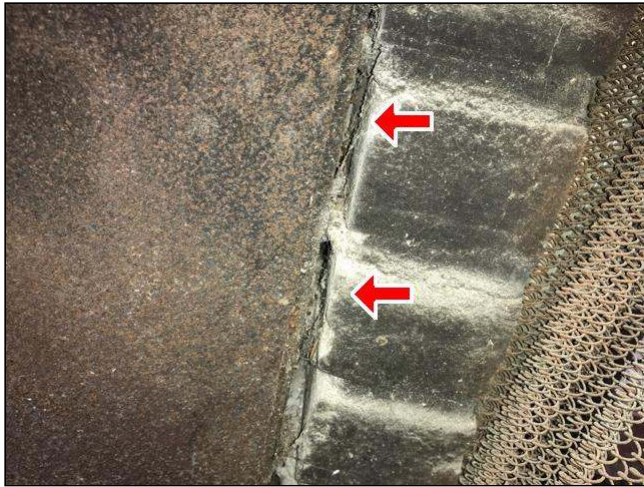


8.6 Item 1(Picture)

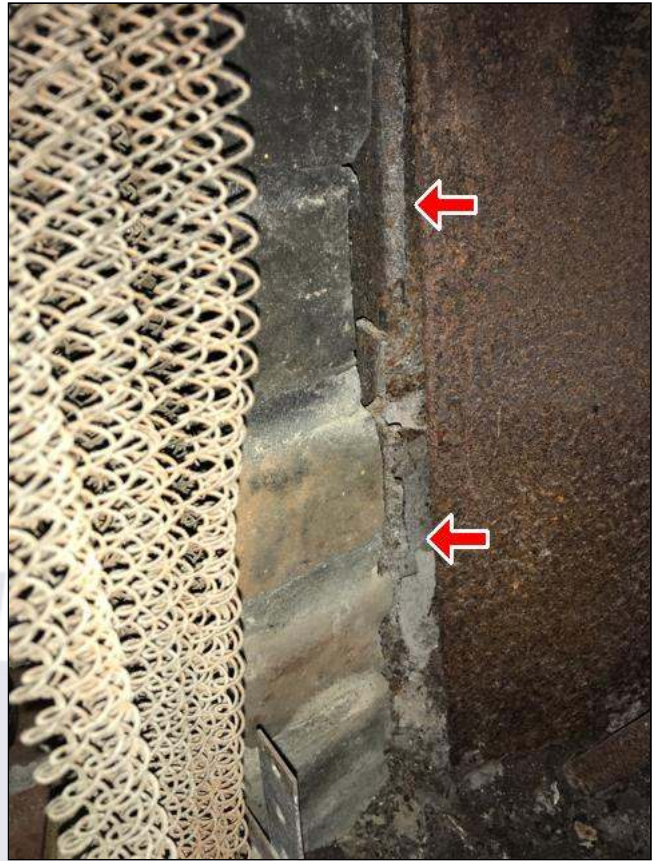


8.6 Item 2(Picture)

(3) Repair: Gaps and openings at the fire box for the wood-burning fireplace are an indicator that something has moved/separated. These gaps and openings should be assessed by a licensed fireplace professional and repairs/replacement made as necessary.



8.6 Item 3(Picture)



8.6 Item 4(Picture)

(4) Repair: The damper for the fireplace appears to be damaged/ inoperative, this needs repair/replacement by a licensed fireplace technician.



8.6 Item 5(Picture)



8.6 Item 6(Picture)

8.10 Presence of Installed Cooling Source in Each Room Inspected, Repair or Replace

9. Insulation and Ventilation

9.0 Insulation in Attic

Inspected, Repair or Replace

Repair: Insulation in the rafter cavities has been installed with the paper backing left exposed, please note this paper

backing is flammable and according to the insulation instructions is not to be left exposed. Would have this assessed by a qualified professional and repairs made as necessary.



9.0 Item 1(Picture)

9.2 Vapor Retarders (in Crawlspace or basement)

Inspected, Repair or Replace

Repair: There are some areas of vermin feces and debris seen in the crawl space, This was seen on some of the HVAC trunk line, inside old plenum material and some on top of the plastic vapor barrier. This material should be cleaned out/ removed and then vermin prevention should be installed. It is recommended a licensed pest control company assess this issue and handle repairs as necessary.



9.2 Item 1(Picture)



9.2 Item 2(Picture)



9.2 Item 3(Picture)

9.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected, Repair or Replace

Repair: It is recommended the dryer vent be cleaned of all lint and debris by a qualified professional prior to regular use.

10. Built-In Kitchen Appliances

10.0 Dishwasher

Inspected, Repair or Replace

Repair: Dishwasher door is not fitting in the opening properly/closing properly, unit is hitting the cabinet on the right side. The door has to be lifted/twisted so it will close, this should be assessed and repaired by a licensed technician.



10.0 Item 1(Picture)

10.1 Ranges/Ovens/Cooktops**Inspected, Repair or Replace**

Repair: An anti tip bracket should be installed on the range for improved safety. Recommend qualified professional assess and handle repair as necessary.

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