

Home Inspection Report



Middlesex – Lancaster – Northumberland – Essex – York – King William
Richmond – Henrico – Hanover – Gloucester – New Kent – Spotsylvania – Caroline



358 Waddy Drive, Weems, Va.

Client: xxxxxxxx Date: xxxxxx

Report Number: 3421 Temperature: 60's Conditions: dry Year constructed: 1994
Present during Inspection: seller/agent State of Occupancy: occupied

The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. It is *not* a technically exhaustive structure inspection or a code compliancy inspection. These inspections would be more labor intensive and considerably more expensive.

Sellers sometimes fail to disclose and occasionally intentionally conceal defects. Home inspectors sometimes miss defects. An earnest effort was made on your behalf to discover visible defects, however, in the event of an oversight resulting in litigation or arbitration, the maximum liability is limited to the fee paid.

No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. The report is not intended to determine which items may need to be addressed per contractual requirements of the sale of the property.

SUMMARY

The summary consists of maintenance and safety concerns and/or defects that were observed during the inspection. Photographs documenting these issues are in the appropriate category following the summary. These actions may range from simple adjustments to repairs or replacement of the observed defects. For example, if a light fixture did not work, it is determined *inoperative*. It is not the purpose of this inspection to determine if the problem is the wiring, the fixture, or simply the bulb.

It is recommended that these concerns/issues are evaluated by qualified contractors and the corrective actions are considered/implemented.

GENERAL CONDITION OF HOME:

This home is very well constructed and has been well maintained.

GROUNDS AND EXTERIOR:

The treated decks and stairs need cleaning and treatment.

Some trees overhang the house and could use trimming.

The garage doors are damaged but operate properly. Replacement is recommended.

ATTIC:

Two light fixtures in the attic did not function, likely the bulbs.

There is minor evidence of squirrel activity in the attic, acorn shells on insulation, which should be further investigated.

ELECTRICAL:

The emergency generator was not tested. The unit is less than two years old.

HVAC:

The systems were operating in the heat mode during the inspection. No issues were found. Annual servicing is scheduled for 4/19/17. Consider evaluation by an HVAC contractor or acceptance of the annual servicing report.

CRAWL SPACE/BASEMENT:

Two pieces of insulation are loose and falling in the crawl space and need to be properly attached.

A few stains were present on the rear wall in the crawl space and the basement block walls. The moisture meter indicated that the stains were likely old.



Grounds and Exterior

The grounds and exterior inspection consists of service walks, driveway, stoops, steps, railings, balusters, landscaping affecting the house, grade, retaining walls, decks, siding, windows, trim, exterior receptacles, doors, hose bibs, vents, caulking, chimneys, fencing, gutters, and downspouts. In the event underground drains are present the visual inspection cannot detect clogs.

Siding: brick/wood Trim: same Windows: wood/vinyl

Gutters and downspouts: aluminum Gutter Guard: NA Underground drains: yes

Negative grade: none Shrubs impacting structure: some overhead

Outdoor electrical receptacles GFCI with covers: yes Hose bibs: yes

Observations:

The exterior is in very good condition overall.



The treated decks need cleaning.



There are termite traps surrounding the perimeter of the house. A diagram is presently located in the garage.



Underground downspout drains are being utilized.No indication of back-up is present but the drains were not tested for flowage.



The garage door are damaged but are operational. Replacement should be considered.

Roof

The roof inspection consists of flashing, valleys, skylights, venting, chimneys and spark arrestors.

Inspected from: ground Type of roof: asphalt Flashing: metal

Ridge vents: yes Gable Vents: yes Electric vents: no

Skylights: yes Estimated age of roof: 22 years

Observations:

The roof is original but is in serviceable condition overall. Anticipate roof replacement within the next few years. No interior leakage was observed. The gutters are full of debris and need cleaning.





Attic

The attic inspection consists of access, lighting, insulation, ventilation, flooring, ducting and water penetration.

Attic Access: 2nd floor Inspected from: attic Lighting: yes

Electrical receptacle: yes Electric Vent: no Insulation: batting

Ventilation: good Roof decking material: OSB Water Infiltration: minor stains

Structural Issues: none Flooring: OSB Moisture issues: none

Observations:

The attic spaces are well insulated and ventilated.



A large FM antenna is mounted in the attic.



Stains at pipe vent. The moisture meter indicated the area was dry.



A small section indicated squirrel activity at one time.



Two attic light bulbs were burnt out.



Assorted attic pictures

Interior

The interior inspection consists of ceilings, walls, flooring, cabinetry, smoke detectors, carbon monoxide detectors, interior doors and windows.

Smoke detectors: yes Recommend additional: yes

Carbon Monoxide Detectors: yes Recommend additional: yes

Typical settling: very little Appliances tested: yes

Fireplace: 2 Gas shut-off valve: NA Tested: no

Damper: yes Recommend flue cleaning: yes

Observations:

The interior is in very good condition overall.

A random sampling of windows, interior doors, cabinet doors and drawers were tested and operated properly. The ceilings, walls and flooring is in serviceable condition overall. The appliances perform properly.



The chimneys should be cleaned prior to use and have spark arrestors on top. The dampers are functional.

Electrical

The electrical inspection consists of the service entrance, service panels, adequate clearance to panel, GFCI and AFCI protection, interior receptacles, interior lighting.

Above ground/below ground: below Amperage/Voltage: 320/240

Breakers/Fuses: breakers Clearance to service panel: good

Service panel properly labeled: yes Back-up generator: yes

Aluminum wiring: no Kitchen and Bathrooms GFCI protected: yes

Observations:

A random selection of light fixtures was tested. Electrical outlets were tested for proper

continuity. There were two water heaters installed when the house was built.

No electrical issues were found.



Service entrance and service panel

Plumbing

Well and Septic are beyond the scope of this home inspection. Floor drains are not tested for clogs.

The plumbing inspection consists of visible water distribution piping, waste water piping, water pressure, drainage, p- traps, sinks, toilets, tubs and showers, clothes washer connections and water heaters.

Main Water Shut-Off Valve Location: basement exterior wall

Water distribution piping material: copper Waste water piping material: PVC

Adequate drainage: yes Water heater type: electric Hot Water Temperature: good

Pan installed: (unit sitting on basement floor) Drain from pan: NA

Pressure release valve: yes Proper extension: yes

Observations:

All plumbing fixtures were operated and performed properly. No leakage was detected.



Main water cut-off valve



Water heater

HVAC

The HVAC Inspection consists of the systems including ducting, energy sources, disconnects at units, thermostats and filter condition.

Type of system: heat pumps Brand: varies

Approx. Age: air handlers original/ heat pumps replaced

Unit location: attic/basement Energy source: electric Disconnects at units: yes

Central system: yes Number of zones: 2 Filter condition: clean

Distribution system: ducting Unit tested: yes

Recommend HVAC technician examine: yes

Observations:

The system was functioning properly during the inspection. The sellers were present.
The systems were not tested in AC mode.

The annual servicing is scheduled for 4/19/17.



Heat pumps and basement air handler

Crawl Space/Basement

The crawl space/basement inspection consists of foundation, sump pumps, supports, sub flooring, insulation, visible plumbing, drainage, vapor barrier and ventilation.

Crawl space access: basement Inspected from: inside Conditioned: no

Engineered floor joists: no Pillars: yes Lighting: yes

Standing water: no

Interior drains: yes Structural issues: no Type of Ventilation: foundation vents

Insulation type: batting Insulation location: between joists Vapor barrier: yes

Observations:

The basement and crawl space were dry and in very good condition overall. No fungus or termite damage was observed.



Stains were observed in the block wall in the basement and crawl space along the back of the house. The moisture meter indicated that the stains were old.



Two pieces of insulation are loose and need to be reattached.



Vapor barrier is present in the crawl space.



end

