



Inspection Report

Joe Smith

Property Address:

440 Bonifay Dr
Hampton VA 23666



Complete Home Inspection, LLC

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Date: 1/10/2021	Time: 01:30 PM	Report ID: 20210110-440-Bonifay-Dr
Property: 440 Bonifay Dr Hampton VA 23666	Customer: Joe Smith	Real Estate Professional:

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

The home inspection is conducting following the International Association of Certified Home Inspectors (InterNACHI) Standards of Practice which define the scope of the home inspection and what is required to be inspected. All items in the standards are inspected but may be reported in a section of the report under a different heading. It is recommended that you read the following link to fully understand the scope of the home inspection.

[InterNACHI Standards of Practice](#)

Although a home inspection evaluates the function of your home's systems and appliances, it cannot determine how long any particular system will last. Information regarding the typical expected life. expectancies of different home systems is available at the following link

[Estimated Life Expectancy of Home Systems](#)

Comment Key and Reading Your Report

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.

Photos and Video

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas- these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited ONLY to that area, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. Photos are also taken to show the general condition of the property and its systems, and also important information for you as the homeowner (system labels, water shut-off valve, etc.)

Text Color Significance in Comments

RED text are comments about "material defects." A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. Significantly deficient components, safety issues or conditions which need attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s), and evaluation by a professional contractor is generally recommended for these issues.

BLUE text are observations and information regarding deficiencies which are less significant or discretionary, but correction is still advised. Evaluation or repair by a professional contractor may be recommended for these issues, though some may be addressed by a handyman, or even the homeowner at their own discretion. Any limitations that may have restricted the inspector from gaining access to an area will also be listed in BLUE. Only observations that could lead to possible material defects will be listed in the Report Summary.

GREEN text will provide additional information about the home (ex. water and/or gas shut-off locations,) and maintenance information (ex. air conditioning filter size.) These will not be included in the Report Summary.

Type of building:: Single Family (1 story)	Approximate Square Footage:: 1410	Approximate Year of Original Construction:: 1979
Inspection started at:: 1:30pm	Inspection ended at:: 4:30pm	Occupancy:: The home was occupied
Attending the Inspection:: Buyer and Buyer's Agent	Present during the Inspection:: The home occupant(s)	Weather during the Inspection:: Cloudy
Significant precipitation in last 3 days:: Yes	Temperature during inspection:: Below 60 (F) = 15.5 (C)	Ground/Soil surface condition: Saturated

General Summary



Complete Home Inspection, LLC

Hampton, VA 23666
(757) 570-9320

Customer
Joe Smith

Address
440 Bonifay Dr
Hampton VA 23666

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. Roof

1.2 Roof Flashing

Inspected, Repair/Replace

(1) Sidewall flashing was improperly installed at the lower right corner of the upper level. Water from a roof valley over the front porch is diverted into this corner, causing deterioration of the corner trim, and possibly sheathing. This condition is improper and may increase the chance of leakage with the potential for damage to cause roof structure damage from wood decay, damage home materials, or create unhealthy conditions by encouraging microbial growth such as mold. At the time of the inspection, the Inspector saw no indication that this condition has caused leakage.

To avoid damage to the underlying roof structure or home materials from moisture intrusion, the inspector recommends flashing should be evaluated and repaired by a qualified roofing contractor.

(2) An area on the rear shed-style roof of the addition, lacked adequate clearance between the trim and roofing materials, and appeared to lack adequate flashing. This condition is improper and may increase the chance of leakage with the potential for damage to cause roof structure damage from wood decay, damage home materials, or create unhealthy conditions by encouraging microbial growth such as mold.

To avoid damage to the underlying roof structure or home materials from moisture intrusion, the inspector recommends flashing should be evaluated and repaired by a qualified roofing contractor.

1.3 Roof Drainage System

Inspected, Repair/Replace

(1) One or more downspouts discharged roof drainage next to the foundation. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.

(2) Two downspout terminated above roof surfaces [Item 1(Picture), Item 2(Picture)] rather than being routed to gutters below or to the ground level. This is very common, but it can reduce the life of roof surface materials below due to large amounts of water frequently flowing over the roof surface, and also possible cause damage to the soffit due to water over- visible on the rear [Item 3(Picture) Item 4(Picture)]. Shingle granules typically are washed off of composition shingles as a result, and leaks may occur.

Recommend considering having a qualified contractor install an extension so the downspout doesn't terminate above roof surface, but runs into the lower gutter.

1.5 Chimney at Roof

Inspected, Repair/Replace

Moderate cracking visible in the chimney crown should be repaired, or the crown replaced, to prevent worsening damage caused by moisture in the cracks expanding as it freezes. All work should be performed by a qualified chimney sweep or contractor.

2. Attic

2.1 Truss Roof Framing

Inspected, Repair/Replace

A roof truss which had been cut (for a pull-down staircase) was visible in the attic. Trusses must never be structurally altered without design, inspection and approval by a structural engineer . The Inspector recommends further evaluation by a structural engineer, and repair by a licensed contractor if required.

2.3 Roof Structure Ventilation

Inspected, Repair/Replace

While both gable vents [Item 1(Picture)] and ridge vents [Item 2(Picture)] were present, surface rust on roofing nails [Item 3(Picture)] indicates a buildup of moisture/humidity which is usually a result of insufficient venting. The Inspector recommends that you consult with a licensed contractor for further evaluation of ventilation and repair.

3. Exterior

3.1 Driveway

Inspected, Repair/Replace

The driveway was severely deteriorated and needed extensive work at the time of the inspection. The Inspector recommends consulting with a qualified contractor to discuss options for repair.

3.2 Walkways

Inspected, Repair/Replace

Rear paver stones and slate were at varying heights, potentially causing a trip hazard. The Inspector recommends repair or replacement.

3.3 General Grounds

Inspected, Repair/Replace

The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Excessively high moisture levels in soil supporting the foundation can effect its ability to support the weight of the structure above. The ground should slope away from the home a minimum of ¼-inch per foot for a distance of at least six feet from the foundation.

The Inspector recommends further evaluation and repair by a licensed contractor, for possible re-grading to improve drainage near the foundation, and adding swales [Item 3(Picture)] to direct water away from the home.

3.5 Porch

Inspected, Repair/Replace

At the time of the inspection, the porch guardrail assemblies had areas of moderate damage. Spaces between handrail assembly balusters exceeded 4 3/8 inches at the open side of this porch staircase. Safe building practices dictate that a 4 3/8-inch sphere may not pass through the handrail at any point. This condition may be hazardous to small children.

This staircase did not meet generally-accepted modern safety standards that specify the proper the size and dimensions of a grippable handrail.

The Inspector recommends repair or replacement by a qualified contractor.

4. Wall Exteriors

4.0 Exterior Doors

Inspected, Repair/Replace

Garage storm door is missing handle. The Inspector recommends repair or replacement

4.3 Brick exterior

Inspected, Repair/Replace

Stepped cracking visible in areas of the brick exterior under the left front window appeared to be the result of possible differential settlement due to moisture saturation of soil near the foundation. With certain soil types, excessively high moisture levels in soil supporting the foundation can reduce the ability of the soil to support the weight of the structure above, resulting in settling of soil beneath the affected portion of the foundation. The source of moisture appears to be due to grading and the area of the neighborhood.

The Inspector recommends that action be taken to control grading and drainage, getting water away from the home, and repair by a masonry contractor.

5. Structure

5.3 Crawlspace

Inspected, Repair/Replace

Water pooled in the crawlspace at the time of the inspection may damage the foundation or home structure by encouraging soil movement, affecting the ability of the soil to carry the weight of the structure above, or by causing wood decay. Moisture intrusion also encourages the growth of microbes such as mold fungi. This condition may result from surface runoff seeping under and/or through the foundation walls, but can also be caused by rising groundwater. Some areas of the crawlspace were inaccessible and unable to be fully evaluated due to standing water. The Inspector recommends consulting with a qualified contractor for grading and moisture control.

6. Electrical

6.11 Conventional Electrical Receptacles (interior)

Inspected, Repair/Replace

A electrical outlets near the rear sliding door tested as having an "open neutral," making the receptacle not function properly, and potentially leading to overheating and/or fire. The Inspector recommends correction by a licensed electrical contractor.

7. Plumbing

7.0 Exterior Plumbing

Inspected, Repair/Replace

An exterior faucet at front of the house was inoperable. The Inspector recommends repair by a qualified plumbing contractor.

7.4 Electric Water Heater

Inspected, Repair/Replace

(1) The water heater was functioning at the time of inspection, appeared to be past its design life and may need replacement soon. This unit was manufactured in 1999, with the average age of a conventional water heater being 6-12 years

(2) Some corrosion was noted at a fitting on top of the water heater tank (possibly from a very small leak, or dissimilar metals.) The Inspector recommends evaluation and correction by a qualified plumber

8. Heating and Cooling

8.1 Heat Pump

Inspected, Repair/Replace

The Seller's have provided the HVAC system's service records, which show it has been serviced regularly- it is recommended for annual service to continue. Manufactured in 2009, in the next few years these units may be reaching the end of their service life, but regular maintenance may extend their lifespan. This system utilizes the newer R410a refrigerant

Outside unit data place- Item 1(Picture)

Inside unit data place- Item 2(Picture)

The air temperature measured at the return register in 3(Picture) and the supply register in Item 4(Picture) measures less less than the minimum of 14 degrees F.

The cooling function was not tested because the outside temperature was below 67 degrees F. and to test it would risk damaging the coils.

The Inspector recommends service by a qualified HVAC technician.

9(A) . Interior- General

9.3.A Lighting

Inspected, Repair/Replace

Two downstairs closets had fixtures with exposed bulbs. These can be hazardous due to breakage, and a potential fire hazard if items are stacked or leaned against them. The Inspector recommends replacement by a licensed contractor

10(A) . Primary Bathroom

10.8.A Ventilation

Inspected, Repair/Replace

Though a window is present, no additional room ventilation was provided for the Primary Bathroom. To avoid poor conditions resulting from excessively moist air, The Inspector recommends installation of an exhaust fan by a qualified contractor.

10.12.A Shower

Inspected, Repair/Replace

Maintain the caulked seal between the walls and shower floor, to extend the lifespan of the shower.

10(B) . Bathroom 2

10.7.B Ventilation

Inspected, Repair/Replace

Though a window is present, no additional room ventilation was provided for Bathroom 2. To avoid poor conditions resulting from excessively moist air, the Inspector recommends installation of an exhaust fan by a qualified contractor.

10(C) . Bathroom 3

10.6.C Lighting

Inspected, Repair/Replace

Light fixture in the shower was not functioning at the time of inspection. The Inspector recommends further evaluation (possibly a light bulb) or repair/replacement by a licensed electrician

10.7.C Ventilation

Inspected, Repair/Replace

Though a window is present, no additional room ventilation was provided for the Bathroom 3. To avoid poor conditions resulting from excessively moist air, The Inspector recommends installation of an exhaust fan by a qualified contractor.

11. Kitchen and Built-in Appliances

11.13 Garbage Disposal

Inspected, Repair/Replace

Garbage disposal not functioning at the time of inspection. Electricity to the unit was tested and sufficient. The Inspector recommends repair/replacement by a licensed plumber.

12. Laundry Room

12.6 Dryer Venting

Inspected, Repair/Replace

The dryer was vented using an expanding (accordion) vent that is not approved by the Underwriter's Laboratory (UL). This type of dryer exhaust vent is more likely to accumulate lint than a smooth metal vent, creating a potential fire hazard. Excessive lint accumulation can also increase drying time and shorten the dryer's lifespan. The Inspector recommends replacing this flex-vent with a properly installed, UL-approved dryer vent. All work should be performed by a qualified contractor.

13. Garage

13.3 Walls

Inspected, Repair/Replace

The garage walls had minor damage visible at the time of the inspection. These are considered "fire walls," providing a barrier between the garage and living space in case of fire. The Inspector recommends repair by a qualified contractor to insure proper fire separation

13.5 Fire Separation

Inspected, Repair/Replace

See comment under Garage 13.3- "Walls"

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To J. Chris Stanley

1. Roof

The primary purpose of a roof is to protect the building from rain, snow, sun and wind. A roof also affects the appearance of a building, and provides some mechanical protection against falling objects.

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Styles & Materials

Method of inspection::

Walked the roof

The roof style was::

Gable

Primary roof-covering type::

Architectural Fiberglass Asphalt Shingle

Drainage system description::

Gutters and downspouts installed

Chimney flue material::

Tile

Underlayment/Interlayment::

Mostly hidden from view

		IN	NI	NP	RR
1.0	Roof Structure Exterior	•			
1.1	Underlayment	•			
1.2	Roof Flashing	•			•
1.3	Roof Drainage System	•			•
1.4	Plumbing and Combustion Vents	•			
1.5	Chimney at Roof	•			•
1.6	Asphalt Composition Shingles	•			
		IN	NI	NP	RR

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

Comments:

1.1 Most underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only a representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

1.2 (1) Sidewall flashing was improperly installed at the lower right corner of the upper level. Water from a roof valley over the front porch is diverted into this corner, causing deterioration of the corner trim, and possibly sheathing. This condition is improper and may increase the chance of leakage with the potential for damage to cause roof structure damage from wood decay, damage home materials, or create unhealthy conditions by encouraging microbial growth such as mold. At the time of the inspection, the Inspector saw no indication that this condition has caused leakage.

To avoid damage to the underlying roof structure or home materials from moisture intrusion, the inspector recommends flashing should be evaluated and repaired by a qualified roofing contractor.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

1.2 (2) An area on the rear shed-style roof of the addition, lacked adequate clearance between the trim and roofing materials, and appeared to lack adequate flashing. This condition is improper and may increase the chance of leakage with the potential for damage to cause roof structure damage from wood decay, damage home materials, or create unhealthy conditions by encouraging microbial growth such as mold.



1.2 Item 3(Picture)

To avoid damage to the underlying roof structure or home materials from moisture intrusion, the inspector recommends flashing should be evaluated and repaired by a qualified roofing contractor.

1.3 (1) One or more downspouts discharged roof drainage next to the foundation. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

1.3 (2) Two downspout terminated above roof surfaces [Item 1(Picture), Item 2(Picture)] rather than being routed to gutters below or to the ground level. This is very common, but it can reduce the life of roof surface materials below due to large amounts of water frequently flowing over the roof surface, and also possible cause damage to the soffit due to water over- visible on the rear [Item 3(Picture) Item 4(Picture)]. Shingle granules typically are washed off of composition shingles as a result, and leaks may occur.

Recommend considering having a qualified contractor install an extension so the downspout doesn't terminate above roof surface, but runs into the lower gutter.



1.3 Item 3(Picture)



1.3 Item 4(Picture)



1.3 Item 5(Picture)



1.3 Item 6(Picture)

1.5 Moderate cracking visible in the chimney crown should be repaired, or the crown replaced, to prevent worsening damage caused by moisture in the cracks expanding as it freezes. All work should be performed by a qualified chimney sweep or contractor.



1.5 Item 1(Picture)

2. Attic

The attic is comprised of many structural elements of a home and often contains other mechanical systems. Roof framing, insulation, plumbing vents, and sometimes portions of HVAC/plumbing/electrical systems, can be seen in the attic.

Inspection of the attic typically includes visual examination the following: roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

Styles & Materials

Attic inspected from::

Inside the attic

Attic thermal insulation material::

Blown-in Fiberglass

Approximate attic thermal insulation depth::

6-8 inches

Roof Structure Ventilation::

Attic ventilation was insufficient

Roof structure ventilation device type::

Continuous ridge vent
Gable vents

Roof Framing Type::

Manufactured Roof Trusses

Roof Sheathing Material::

Plywood

		IN	NI	NP	RR
2.0	Attic Access	•			
2.1	Truss Roof Framing	•			•
2.2	Roof Sheathing	•			
2.3	Roof Structure Ventilation	•			•
2.4	Attic Electrical	•			
2.5	Attic Thermal Envelope	•			
		IN	NI	NP	RR

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

Comments:

2.1 A roof truss which had been cut (for a pull-down staircase) was visible in the attic. Trusses must never be structurally altered without design, inspection and approval by a structural engineer. The Inspector recommends further evaluation by a structural engineer, and repair by a licensed contractor if required.

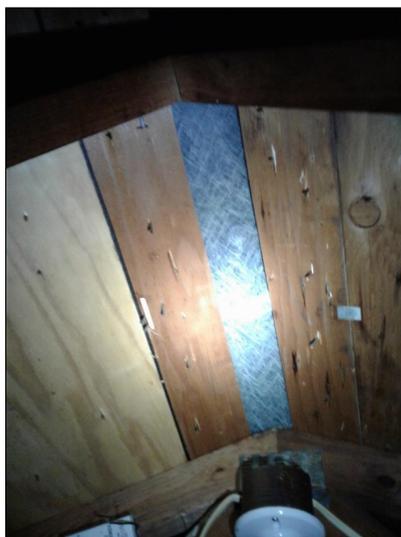


2.1 Item 1(Picture)

2.3 While both gable vents [Item 1(Picture)] and ridge vents [Item 2(Picture)] were present, surface rust on roofing nails [Item 3(Picture)] indicates a buildup of moisture/humidity which is usually a result of insufficient venting. The Inspector recommends that you consult with a licensed contractor for further evaluation of ventilation and repair.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

2.5 (1) The attic floor insulation depth averaged approximately 6 to 8 inches. The Inspector recommends installing additional insulation to comply with local energy codes



2.5 Item 1(Picture)

2.5 (2) The attic was missing insulation in some areas. This condition can result in increased heating and cooling costs, reduced comfort levels and may contribute to ice damming of the roof during the winter. The Inspector recommends that insulation be properly distributed to cover all portions of the attic located above the home living space.



2.5 Item 2(Picture)

3. Exterior

The exterior components of a house and its property work together to provide a weathertight building, if all the parts are doing their job. Protection against intruders, both animal and human, is also offered by these elements. Good exteriors are attractive, durable and require little maintenance.

Inspection of the property typically includes: adequate surface drainage; driveway and walkways; exterior structures like porches and decks, window wells; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.

The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

Styles & Materials

Driveway Material::

Walkway Materials::

		IN	NI	NP	RR
3.0	Exterior	•			
3.1	Driveway	•			•
3.2	Walkways	•			•
3.3	General Grounds	•			•
3.4	Exterior Trim	•			
3.5	Porch	•			•
3.6	Deck, Balcony, Bridge and Porch,	•			
		IN	NI	NP	RR

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

Comments:

3.1 The driveway was severely deteriorated and needed extensive work at the time of the inspection. The Inspector recommends consulting with a qualified contractor to discuss options for repair.



3.1 Item 1(Picture)



3.1 Item 2(Picture)



3.1 Item 3(Picture)

3.2 Rear paver stones and slate were at varying heights, potentially causing a trip hazard. The Inspector recommends repair or replacement.



3.2 Item 1(Picture)

3.3 The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Excessively high moisture levels in soil supporting the foundation can effect its ability to support the weight of the structure above. The ground should slope away from the home a minimum of ¼-inch per foot for a distance of at least six feet from the foundation.

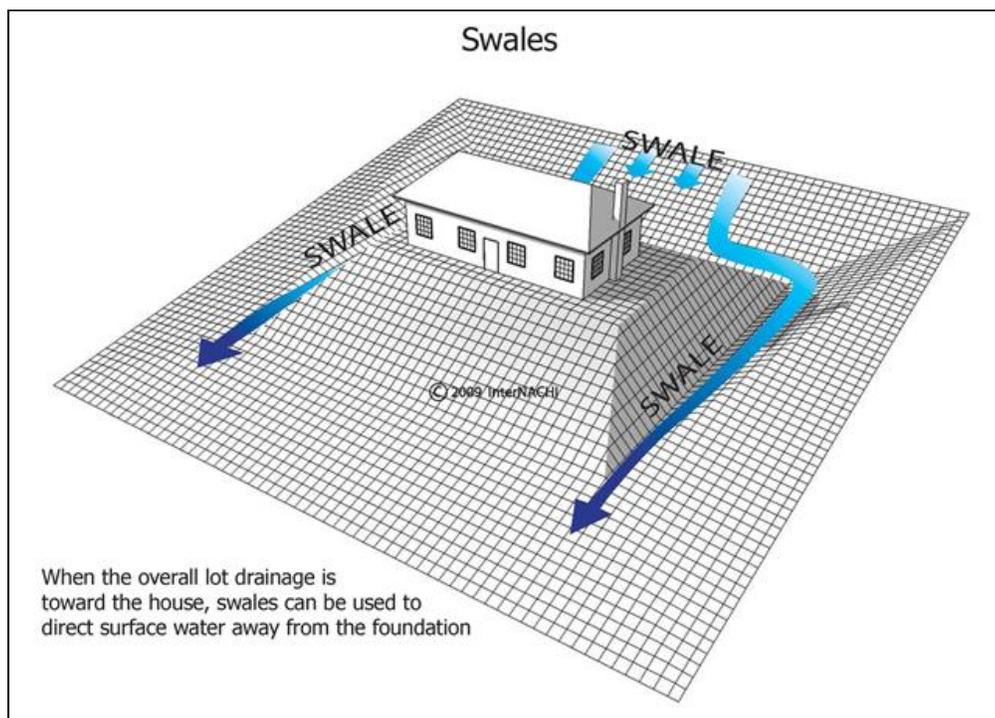
The Inspector recommends further evaluation and repair by a licensed contractor, for possible re-grading to improve drainage near the foundation, and adding swales [Item 3(Picture)] to direct water away from the home.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

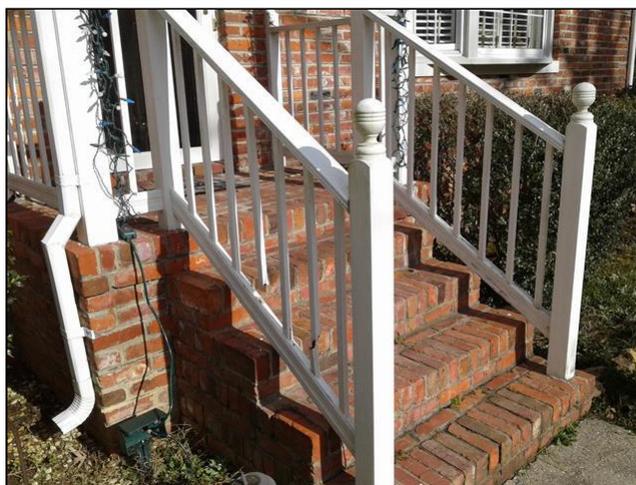


3.3 Item 3(Picture)

3.5 At the time of the inspection, the porch guardrail assemblies had areas of moderate damage. Spaces between handrail assembly balusters exceeded 4 3/8 inches at the open side of this porch staircase. Safe building practices dictate that a 4 3/8-inch sphere may not pass through the handrail at any point. This condition may be hazardous to small children.

This staircase did not meet generally-accepted modern safety standards that specify the proper the size and dimensions of a grippable handrail.

The Inspector recommends repair or replacement by a qualified contractor.



3.5 Item 1(Picture)

4. Wall Exteriors

Exterior wall finishes protect the building skeleton and interior from weather and mechanical damage. In some cases, the wall surfaces enhance the structural rigidity of the building (e.g. houses constructed of solid masonry, or log houses).

Inspection of the exterior typically includes: exterior wall covering materials; exterior trim; window and door exteriors; exterior electrical and plumbing components; and conditions that may affect the home's structure.

Styles & Materials

Exterior wall-covering Material:

Brick

		IN	NI	NP	RR
4.0	Exterior Doors	•			•
4.1	Window Exteriors	•			
4.2	Exterior Wall Penetrations	•			
4.3	Brick exterior	•			•
		IN	NI	NP	RR

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

Comments:

4.0 Garage storm door is missing handle. The Inspector recommends repair or replacement



4.0 Item 1(Picture)

4.3 Stepped cracking visible in areas of the brick exterior under the left front window appeared to be the result of possible differential settlement due to moisture saturation of soil near the foundation. With certain soil types, excessively high moisture levels in soil supporting the foundation can reduce the ability of the soil to support the weight of the structure above, resulting in settling of soil beneath the affected portion of the foundation. The source of moisture appears to be due to grading and the area of the neighborhood.

The Inspector recommends that action be taken to control grading and drainage, getting water away from the home, and repair by a masonry contractor.



4.3 Item 1(Picture)

5. Structure

The structure of a home is the skeleton, which includes the foundations and footings as well as the floors, walls, and roof. Structures are evaluated on strength and stability.

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

Styles & Materials

Foundation Configuration::

Crawlspace

Foundation Method/Materials::

Poured concrete footings
Concrete Masonry Unit (CMU) foundation walls

Main Floor Structure::

Plywood sheathing over wood joists

Main Floor Structure- Perimeter Bearing::

Rests on top of foundation wall

Main Floor Structure- Intermediate Support::

Concrete Masonry Units (CMU) piers

Exterior Wall Structures::

Conventional 2x4 Wood Frame

Typical Ceiling Structure::

Drywall attached to dimensional lumber ceiling joists
Drywall attached to roof trusses

		IN	NI	NP	RR
5.0	Exterior Wall Construction	•			
5.1	Floor Structure	•			
5.2	Foundation	•			
5.3	Crawlspace	•			•
		IN	NI	NP	RR

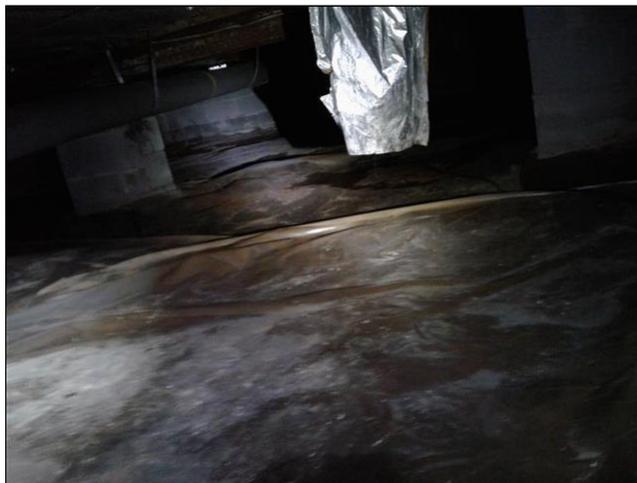
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

5.3 Water pooled in the crawlspace at the time of the inspection may damage the foundation or home structure by encouraging soil movement, affecting the ability of the soil to carry the weight of the structure above, or by causing wood decay. Moisture intrusion also encourages the growth of microbes such as mold fungi. This condition may result from surface runoff seeping under and/or through the foundation walls, but can also be caused by rising groundwater. Some areas of the crawlspace were inaccessible and unable to be fully evaluated due to standing water. The Inspector recommends consulting with a qualified contractor for grading and moisture control.



5.3 Item 1(Picture)



5.3 Item 2(Picture)

6. Electrical

Electricity has become an important element in every home. It provides lighting, heating and power for electric motors and electronics such as controls and computers. Our homes would not be nearly as comfortable or as convenient without electricity. On the other hand, electricity can be dangerous. It has to be installed and used properly to be safe.

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor. Inspection of the home electrical system typically includes visual inspection of the following: service drop: conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting

Styles & Materials

Electrical Service Conductors::

Underground service

Service Panel Ampacity::

200 amps

Service Panel Type::

Load Center

Service Panel Manufacturer::

Eaton

Service Disconnect Location::

At Service Panel

Service Disconnect Type::

Breaker

Service Grounding Electrode::

Driven rod

Wiring Methods::

Not Visible

Type of Branch Wiring::

Solid Copper

Stranded Aluminum

Ground Fault Circuit Interruptor (GFCI)

Protection::

YES

Arc Fault Circuit Interruptor (AFCI)

Protection::

YES

		IN	NI	NP	RR
6.0	General Electrical System Description	•			
6.1	Service Drop	•			
6.2	Electric Meter	•			
6.3	Service Entrance Conductors	•			
6.4	Service Panel Manufacturer	•			
6.5	Service Panel Cabinet, Ampacity, and Cover	•			
6.6	Service Panel Wiring	•			
6.7	Service Disconnect	•			
6.8	Overcurrent Protection Devices	•			
6.9	Service Grounding Electrode System & Service Bond	•			
6.10	Exterior Electrical Receptacles	•			
6.11	Conventional Electrical Receptacles (interior)	•			•
6.12	GFCI/AFCI Electrical Receptacles	•			
6.13	Switches	•			
6.14	Lighting	•			
6.15	Visible Branch Wiring	•			
6.16	Smoke Detectors	•			
6.17	Carbon Monoxide Detectors	•			
		IN	NI	NP	RR

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

Comments:

6.2 Electric meter located on the rear of the home



6.2 Item 1(Picture)

6.5 Electrical service (breaker) panel located in the garage



6.5 Item 1(Picture)



6.5 Item 2(Picture)

6.6 Panel wiring- Item 1(Picture)

Ground/Neutral bus bar (right)- Item 2(Picture)

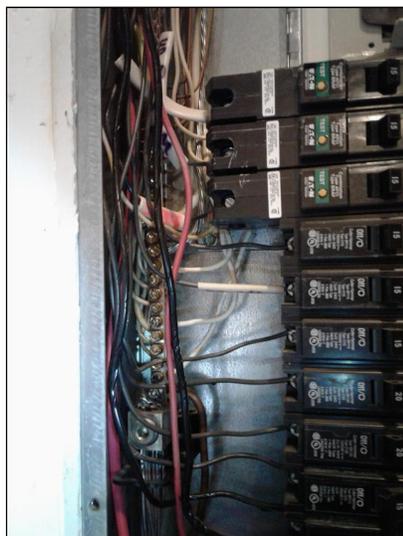
Ground/Neutral bus bar (left)- Item 3(Picture)



6.6 Item 1(Picture)



6.6 Item 2(Picture)



6.6 Item 3(Picture)

6.7 Electrical/power disconnect is located in the breaker panel



6.7 Item 1(Picture)

6.11 A electrical outlets near the rear sliding door tested as having an "open neutral," making the receptacle not function properly, and potentially leading to overheating and/or fire. The Inspector recommends correction by a licensed electrical contractor.



6.11 Item 1(Picture)

6.12 GFCI and AFCI breakers with resets (labeled green) are located in the main panel.



6.12 Item 1(Picture)

6.16 Smoke detector placement appeared to be adequate. Smoke detectors are not tested as part of a general home inspection. The Inspector recommends that all detectors be checked to confirm that they don't need battery replacement.

6.17 Carbon monoxide detector placement appeared to be adequate. Carbon monoxide detectors are not tested as part of a general home inspection. The Inspector recommends that all detectors be checked to confirm that they don't need battery replacement.

7. Plumbing

The purpose of a house plumbing system is twofold. On the supply side, the idea is to get water for drinking, washing and cooking to the appropriate areas of the house. The waste side of the plumbing system gets rid of liquid and solid waste. The supply water is under pressure and the waste water flows by gravity. The majority of the piping in a home, both supply and waste, is concealed in walls, ceilings and underground.

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).

Styles & Materials

Water Supply Source::

Public Water Supply

Main Water Supply Pipe::

3/4-inch

Water Distribution Pipes::

Chlorinated Polyvinyl Chloride (CPVC)

Sewage System Type::

Public

Drain Waste and Vent Pipe Materials::

Polyvinyl Chloride (PVC)

Water Heater Manufacturer:

Ruud

Water Heater Manufacture Date:

1999

Water Heater Fuel Type:

Electric

Water Heater Type:

Tank (conventional)

Water Heater Tank Capacity:

40 gallons

		IN	NI	NP	RR
7.0	Exterior Plumbing	•			•
7.1	Source of Water	•			
7.2	Water Supply and Distribution	•			
7.3	Sewage and DWV Systems	•			
7.4	Electric Water Heater	•			•
		IN	NI	NP	RR

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

Comments:

7.0 An exterior faucet at front of the house was inoperable. The Inspector recommends repair by a qualified plumbing contractor.



7.0 Item 1(Picture)

7.2 Main water shut-off located in the laundry closet

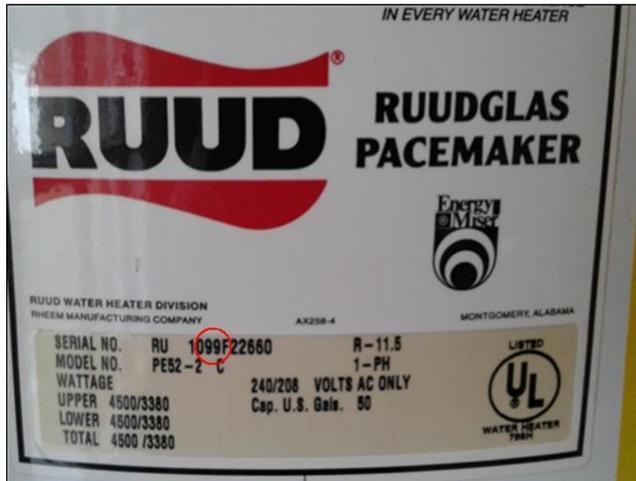


7.2 Item 1(Picture)

7.4 (1) The water heater was functioning at the time of inspection, appeared to be past its design life and may need replacement soon. This unit was manufactured in 1999, with the average age of a conventional water heater being 6-12 years



7.4 Item 1(Picture)



7.4 Item 2(Picture)

7.4 (2) Some corrosion was noted at a fitting on top of the water heater tank (possibly from a very small leak, or dissimilar metals.) The Inspector recommends evaluation and correction by a qualified plumber



7.4 Item 3(Picture)

8. Heating and Cooling

A well-designed heating system is large enough to provide adequate heat on the coldest day, is reliable, is inexpensive to install and operate (efficient), is quick to respond to its controls, can heat all parts of the home equally or differentially, and is safe- although there is no one heating system that performs all of these functions *perfectly*. The cooling function of a heat pump operates by moving heat from a relatively cool space to a relatively warm space. In the summer, they take heat from the house air and transfer it to the exterior.

HVAC system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

Styles & Materials

Heating System Type:: Heat Pump Forced Air (also provides cool air)	Energy Source:: Electric	Number of Heat Systems (excluding wood):: One
Heating/Cooling Ducts:: Insulated	Air Filter:: Disposable	Air Filter Location:: Inside blower compartment
Heating System Brand:: Carrier		

		IN	NI	NP	RR
8.0	Presence of installed heat source in each room	•			
8.1	Heat Pump	•			•
8.2	Thermostat	•			
8.3	Filter condition	•			
8.4	Fireplace	•			
		IN	NI	NP	RR

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

Comments:

8.1 The Seller's have provided the HVAC system's service records, which show it has been serviced regularly- it is recommended for annual service to continue. Manufactured in 2009, in the next few years these units may be reaching the end of their service life, but regular maintenance may extend their lifespan. This system utilizes the newer R410a refrigerant

Outside unit data place- Item 1(Picture)

Inside unit data place- Item 2(Picture)

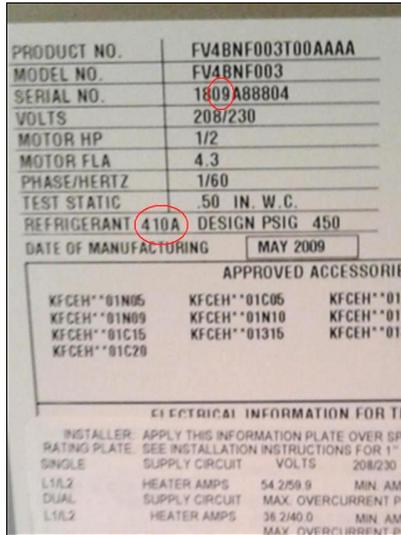
The air temperature measured at the return register in 3(Picture) and the supply register in Item 4(Picture) measures less less than the minimum of 14 degrees F.

The cooling function was not tested because the outside temperature was below 67 degrees F. and to test it would

risk damaging the coils.
The Inspector recommends service by a qualified HVAC technician.



8.1 Item 1(Picture)



8.1 Item 2(Picture)



8.1 Item 3(Picture)



8.1 Item 4(Picture)

8.2 The home's thermostat is located in the upstairs hall



8.2 Item 1(Picture)

8.3 The air filter was clean at the time of inspection



8.3 Item 1(Picture)

8.4 At the time of the inspection, the Inspector observed no deficiencies in the condition of the wood burning fireplace in the family room. Full inspection of fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).

9(A) . Interior- General

A home's interior provides comfort, style and function. The interior finishes themselves reflect the overall building quality, and their condition indicates the level of maintenance. Home inspectors focus on function rather than appearance, and emphasis is placed on whether the room will work as it was intended. The interior of a home can also provide clues to structural issues and is often the area where water leaks are first noted.

Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans. Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection.

Styles & Materials

Walls and Ceilings::

Drywall

Floor Covering Materials::

Carpet

Tile

Sheet Vinyl

Interior Doors::

Wood Hollow Core

Window Material::

Vinyl

Window Glazing::

Double-pane

Window Operation::

Single-hung

		IN	NI	NP	RR
9.0.A	Floors	•			
9.1.A	Walls	•			
9.2.A	Ceilings	•			
9.3.A	Lighting	•			•
9.4.A	Misc. Components: Ceiling fans, Env. Hazards, Detectors, etc.	•			
9.5.A	Doors	•			
9.6.A	Windows and Skylights	•			
9.7.A	Interior Trim	•			
9.8.A	Stairs	•			
		IN	NI	NP	RR

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

Comments:**9.0.A**

9.0.A Item 1(Picture)



9.0.A Item 2(Picture)



9.0.A Item 3(Picture)

9.3.A Two downstairs closets had fixtures with exposed bulbs. These can be hazardous due to breakage, and a potential fire hazard if items are stacked or leaned against them. The Inspector recommends replacement by a licensed contractor



9.3.A Item 1(Picture)



9.3.A Item 2(Picture)

9.6.A At the time of the inspection, the Inspector observed no deficiencies in the interior condition and operation of windows of the home.

9(B) . Primary Bedroom

A home's interior provides comfort, style and function. The interior finishes themselves reflect the overall building quality, and their condition indicates the level of maintenance. Home inspectors focus on function rather than appearance, and emphasis is placed on whether the room will work as it was intended. The interior of a home can also provide clues to structural issues and is often the area where water leaks are first noted.

Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans. Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection.

		IN	NI	NP	RR
9.0.B	Floors	•			
9.1.B	Walls	•			
9.2.B	Ceilings	•			
9.3.B	Lighting	•			
9.4.B	Misc. Components: Ceiling fans, Env. Hazards, Detectors, etc.	•			
9.5.B	Doors	•			
9.6.B	Windows and Skylights	•			
9.7.B	Interior Trim	•			
		IN	NI	NP	RR

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

Comments:

9.0.B



9.0.B Item 1(Picture)

9(C) . Bedroom 2

A home's interior provides comfort, style and function. The interior finishes themselves reflect the overall building quality, and their condition indicates the level of maintenance. Home inspectors focus on function rather than appearance, and emphasis is placed on whether the room will work as it was intended. The interior of a home can also provide clues to structural issues and is often the area where water leaks are first noted.

Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans. Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection.

		IN	NI	NP	RR
9.0.C	Floors	•			
9.1.C	Walls	•			
9.2.C	Ceilings	•			
9.3.C	Lighting	•			
9.4.C	Misc. Components: Ceiling fans, Env. Hazards, Detectors, etc.	•			
9.5.C	Doors	•			
9.6.C	Windows and Skylights	•			
9.7.C	Interior Trim	•			
		IN	NI	NP	RR

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

Comments:

9.0.C



9.0.C Item 1(Picture)

9(D) . Bedroom 3

A home's interior provides comfort, style and function. The interior finishes themselves reflect the overall building quality, and their condition indicates the level of maintenance. Home inspectors focus on function rather than appearance, and emphasis is placed on whether the room will work as it was intended. The interior of a home can also provide clues to structural issues and is often the area where water leaks are first noted.

Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans. Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection.

		IN	NI	NP	RR
9.0.D	Floors	•			
9.1.D	Walls	•			
9.2.D	Ceilings	•			
9.3.D	Lighting	•			
9.4.D	Misc. Components: Ceiling fans, Env. Hazards, Detectors, etc.	•			
9.5.D	Doors	•			
9.6.D	Windows and Skylights	•			
9.7.D	Interior Trim	•			
		IN	NI	NP	RR

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

Comments:

9.0.D



9.0.D Item 1(Picture)

10(A) . Primary Bathroom

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Styles & Materials

Exhaust Fans:

None

Sink::

Sink in a cabinet

Toilet Type::

Standard flush (more than 1.6 gal. [6 litres])

Shower::

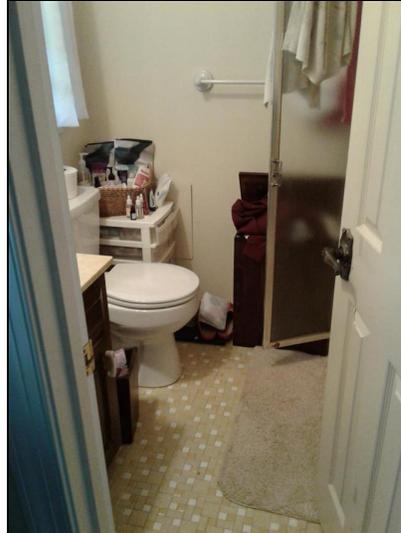
Tiled enclosure

Cabinets::

Solid Wood
Veneer on Particle Board

		IN	NI	NP	RR
10.0.A	Floors	•			
10.1.A	Walls	•			
10.2.A	Ceilings	•			
10.3.A	Doors	•			
10.4.A	Windows	•			
10.5.A	Skylights	•			
10.6.A	Electrical Receptacles and Switches	•			
10.7.A	Lighting	•			
10.8.A	Ventilation	•			•
10.9.A	Cabinets	•			
10.10.A	Sink(s)	•			
10.11.A	Toilet				
10.12.A	Shower	•			•
		IN	NI	NP	RR

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

Comments:**10.0.A**

10.0.A Item 1(Picture)

10.8.A Though a window is present, no additional room ventilation was provided for the Primary Bathroom. To avoid poor conditions resulting from excessively moist air, The Inspector recommends installation of an exhaust fan by a qualified contractor.



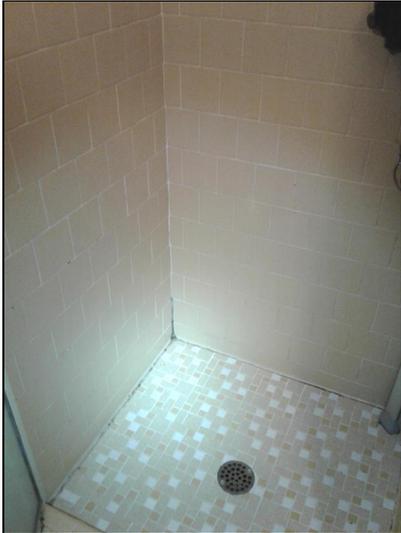
10.8.A Item 1(Picture)

10.10.A Tested- No leaks



10.10.A Item 1(Picture)

10.12.A Maintain the caulked seal between the walls and shower floor, to extend the lifespan of the shower.



10.12.A Item 1(Picture)



10.12.A Item 2(Picture)

10(B) . Bathroom 2

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Styles & Materials

Exhaust Fans:

None

Sink::

Sink in a cabinet

Toilet Type::

Standard flush (more than 1.6 gal. [6 litres])

Bathub::

Bathtub with shower
Fiberglass

Cabinets::

Solid Wood
Veneer on Particle Board

		IN	NI	NP	RR
10.0.B	Floors	•			
10.1.B	Walls	•			
10.2.B	Ceilings	•			
10.3.B	Doors	•			
10.4.B	Windows	•			
10.5.B	Electrical Receptacles and Switches	•			
10.6.B	Lighting	•			
10.7.B	Ventilation	•			•
10.8.B	Cabinets	•			
10.9.B	Sink(s)	•			
10.10.B	Toilet	•			
10.11.B	Bathtub	•			
10.12.B	Shower	•			
		IN	NI	NP	RR

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

Comments:**10.0.B**

10.0.B Item 1(Picture)

10.7.B Though a window is present, no additional room ventilation was provided for Bathroom 2. To avoid poor conditions resulting from excessively moist air, the Inspector recommends installation of an exhaust fan by a qualified contractor.



10.7.B Item 1(Picture)

10.9.B Tested- No leaks



10.9.B Item 1(Picture)

10.11.B



10.11.B Item 1(Picture)

10.12.B



10.12.B Item 1(Picture)

10(C) . Bathroom 3

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Styles & Materials

Exhaust Fans:

None

Sink::

Sink in a cabinet

Toilet Type::

Standard flush (more than 1.6 gal. [6 litres])

Shower::

Tiled enclosure

Cabinets::

Solid Wood
Veneer on Particle Board

		IN	NI	NP	RR
10.0.C	Floors	•			
10.1.C	Walls	•			
10.2.C	Ceilings	•			
10.3.C	Doors	•			
10.4.C	Windows	•			
10.5.C	Electrical Receptacles and Switches	•			
10.6.C	Lighting	•			•
10.7.C	Ventilation	•			•
10.8.C	Cabinets	•			
10.9.C	Sink(s)	•			
10.10.C	Toilet	•			
10.11.C	Shower	•			
		IN	NI	NP	RR

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

Comments:

10.0.C



10.0.C Item 1(Picture)

10.6.C Light fixture in the shower was not functioning at the time of inspection. The Inspector recommends further evaluation (possibly a light bulb) or repair/replacement by a licensed electrician



10.6.C Item 1(Picture)

10.7.C Though a window is present, no additional room ventilation was provided for the Bathroom 3. To avoid poor conditions resulting from excessively moist air, The Inspector recommends installation of an exhaust fan by a qualified contractor.



10.7.C Item 1(Picture)

10.9.C Tested- No Leaks



10.9.C Item 1(Picture)

10.11.C



10.11.C Item 1(Picture)

11. Kitchen and Built-in Appliances

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

Styles & Materials

Cabinets::

Solid Wood
Veneer on Particle Board

Countertop Material::

Stone

Range::

Electric

Range/Oven Brand::

General Electric

Range Hood::

Lights and fan operable

Range Hood Brand::

General Electric

Dishwasher::

Present, Inspected

Dishwasher brand::

General Electric

Dishwasher Anti-siphon method::

High-loop installed

Garbage Disposal brand::

Badger

Refrigerator::

Inspected

Refridgerator Brand::

Samsung

		IN	NI	NP	RR
11.0	Floors	•			
11.1	Walls	•			
11.2	Ceilings	•			
11.3	Doors	•			
11.4	Windows	•			
11.5	Interior Trim	•			
11.6	Receptacles and Switches	•			
11.7	Lighting	•			
11.8	Cabinets	•			
11.9	Countertop	•			
11.10	Sink(s)	•			
11.11	Range	•			
11.12	Range Hood	•			
11.13	Garbage Disposal	•			•
11.14	Dishwasher	•			
11.15	Built-in Microwave	•			
11.16	Refrigerator	•			
		IN	NI	NP	RR

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

Comments:

11.10 Both tested- No leaks



11.10 Item 1(Picture)



11.10 Item 2(Picture)

11.11



11.11 Item 1(Picture)

11.13 Garbage disposal not functioning at the time of inspection. Electricity to the unit was tested and sufficient. The Inspector recommends repair/ replacement by a licensed plumber.



11.13 Item 1(Picture)

11.15



11.15 Item 1(Picture)

11.16



11.16 Item 1(Picture)

12. Laundry Room

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following: dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

Styles & Materials

Dryer Power::

Electric

Dryer Vent::

Ribbed foil

Dryer 240-volt electrical receptacle::

Modern 4-prong

		IN	NI	NP	RR
12.0	Floors	•			
12.1	Walls	•			
12.2	Ceilings	•			
12.3	Doors	•			
12.4	Receptacles, Switches, Connections	•			
12.5	Lighting	•			
12.6	Dryer Venting	•			•
12.7	Plumbing (supply lines and drain)	•			
		IN	NI	NP	RR

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

Comments:

12.0



12.0 Item 1(Picture)

12.6 The dryer was vented using an expanding (accordion) vent that is not approved by the Underwriter's Laboratory (UL). This type of dryer exhaust vent is more likely to accumulate lint than a smooth metal vent, creating a potential fire hazard. Excessive lint accumulation can also increase drying time and shorten the dryer's lifespan. The Inspector recommends replacing this flex-vent with a properly installed, UL-approved dryer vent. All work should be performed by a qualified contractor.



12.6 Item 1(Picture)

12.7



12.7 Item 1(Picture)

13. Garage

Inspection of the garage typically includes examination of the following: general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage

Styles & Materials

Garage Vehicle Door Type::

Number of Vehicle Doors::

Number of Automatic Openers::

Vehicle Door Automatic Reverse::

		IN	NI	NP	RR
13.0	Vehicle Doors	•			
13.1	Conventional Doors	•			
13.2	Floors	•			
13.3	Walls	•			•
13.4	Ceiling	•			
13.5	Fire Separation	•			•
13.6	Stairs/Steps to Living Space	•			
13.7	Garage Electrical	•			
13.8	General Condition and Ventilation	•			
		IN	NI	NP	RR

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

Comments:

13.2 The garage floor had common shrinkage cracks. These cracks are not a structural concern.



13.2 Item 1(Picture)

13.3 The garage walls had minor damage visible at the time of the inspection. These are considered "fire walls," providing a barrier between the garage and living space in case of fire. The Inspector recommends repair by a qualified contractor to insure proper fire separation



13.3 Item 1(Picture)

13.5 See comment under Garage 13.3- "Walls"

**INVOICE**

Complete Home Inspection, LLC
 Hampton, VA 23666
 (757) 570-9320
 Inspected By: J. Chris Stanley

Inspection Date: 1/10/2021
 Report ID: 20210110-440-Bonifay-Dr

Customer Info:	Inspection Property:
Joe Smith 440 Bonifay Drive Hampton Customer's Real Estate Professional:	440 Bonifay Dr Hampton VA 23666

Inspection Fee:

Service	Price	Amount	Sub-Total
1,000 - 1,500 sq. ft.	350.00	1	350.00
			Tax \$0.00
			Total Price \$350.00

Payment Method: Credit Card

Payment Status: Paid

Note: Thank you for your business!



Complete Home Inspection, LLC

**Hampton, VA 23666
(757) 570-9320**

Report Attachments

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

[Basic Glossary of Terms](#)

[Pet Safety Checklist](#)