

Property Inspection Report



2016 Royal St, Arlington, VA 22204
Inspection prepared for: Home Buyer
Date of Inspection: 7/28/2016 Time: 10:30AM - 11:45AM

Inspector: Ed Snope
Virginia Certified Home Inspector #3380 000529, expires 4/30/2017
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This report is personal and confidential and is the property of the Client(s) listed above and the Home Inspector. It is intended for the Client's use only unless permission has been granted by the Client to a third party. Any third party is strongly encouraged to obtain their own inspection and report. This report reflects the condition of the house as it was on the day of the inspection. This report will not reflect the condition of the property after the date of this inspection nor any work or repairs attempted thereafter.

Dear Home Buyer,

Thank you for choosing Atlas Home Inspection to perform the inspection located at:
2016 Royal St Arlington, VA 22204 on 7/28/2016.

We are pleased to provide you with a comprehensive inspection report that provides you with the information you need now and is a reference for years to come.

This report is intended to provide the Client with objective information based on the findings at the time of the inspection. This inspection is a non-invasive visual inspection conducted according to the ASHI Standard of Practice: https://www.homeinspector.org/files/docs/standards_updated3-4-2015.pdf

This report is an overview of the apparent condition of the following readily accessible and visible systems and components of the property: roofing, exterior, structure, insulation, ventilation, exhaust, interior, plumbing, electrical, heating, air conditioning, and appliances.

The Inspector includes the above elements unless asked not to. The Inspector can only comment on what is accessible and visible at the time of the inspection.

Comments in this report are based on standard building practices and manufacturer's installation instructions, with consideration given to apparent time of installation.

There is no reflection of code, cosmetics, value, advice on purchase, nor any guarantee or warranty.

Items in large quantity or area such as receptacles, switches, fixtures, windows, hardware, mortar, masonry, paint, or caulk may be randomly sampled and not every instance of a minor concern will be noted. Inspections are performed with consideration given to the age of the system or component. Items marked OK are considered OKAY for the age of the item. Items in less than good condition will be marked as such, even though the condition may be normal for its age.

REPORT RATINGS:

MAJOR CONCERNS may be expensive or significant to repair, or a safety hazard, and may be relevant to the situation.

MINOR CONCERNS are recommended to be addressed or relatively inexpensive to repair.

FYI is for your information.

OK means **OKAY** for the age at the time of inspection.

SAFETY HAZARDS are any *minor or major* condition that the Inspector feels has the potential of causing damage, electrocution, fire, injury, sickness, or death.

It is recommended that all work be performed by qualified professionals using professional methods and products. *When dealing with major concerns, multiple estimates are advised.*

Opinions vary from person to person and the report is the opinion of the Inspector and must be considered as such.

Please feel free to contact me by phone, text, or email if you ever have any questions.
Thank you!

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Inspection Data

1. Home Type

- Townhouse

2. Square Footage

- less than 1000 square feet

3. Age of Home

- 69 years old

4. Number of Bedrooms

- 2 bedrooms

5. Number of Bathrooms

- 1 full bathroom

6. Garage/Carport

- None

7. Utilities

- Electric service on.
- Water service on.
- Natural gas service on.

8. Occupancy

- Vacant and unfurnished

9. Attendance

- Clients present, fully participated
- Buying agent present, fully participated

10. Weather

- Partly sunny
- 85 degrees
- Recent rain, damp ground

Property Description

1. Roofing Description

- MAIN ROOFING:
- Roof not accessible, not inspected
- Gable roof
- Age unknown

2. Siding Description

- EXTERIOR WALL COVERING:
- Brick structural
- TRIM:
- Wood

3. Structural Description

- FOUNDATION:
- Not visible, not inspected.
- POSTS AND BEAMS:
- Partial visibility, concealed areas not inspected
- Steel beams
- FLOOR STRUCTURE:
- Partial visibility, concealed areas not inspected
- Poured concrete
- WALL STRUCTURE:
- Partial visibility, concealed areas not inspected
- Structural brick walls
- ATTIC FLOOR AND ROOF STRUCTURE:
- Not accessible, not inspected.

4. Insulation and Ventilation Description

- FLOOR INSULATION:
- Concealed, unable to inspect
- WALL INSULATION:
- Concealed, unable to inspect
- ATTIC OR ROOF INSULATION:
- Not accessible, not inspected
- ATTIC OR ROOF VENTILATION:
- Not accessible, not inspected

5. Electrical Description

- SERVICE ENTRANCE:
- Not visible, not inspected
- Underground lateral
- Capacity unknown
- MAIN PANEL:
- Unsafe conditions, panel not inspected- Federal Pacific StabLok, loose breakers
- Panel located in the hall
- Expansion room for more breakers
- GROUND:
- Grounding method not visible
- SMOKE ALARMS:
- Smoke alarms missing in bedrooms
- CARBON MONOXIDE DETECTORS:
- Carbon monoxide detector not visible
- CIRCUIT INTERRUPTION:
- GFCI: Ground Fault Circuit Interruptors missing in kitchen and bathroom
- AFCI: Arc Fault Circuit Interruptors not installed.

6. Plumbing Description

- FUEL SUPPLY:

- Gas supply line not fully visible
- Black iron pipe
- WATER SUPPLY:
 - Water supply partially visible
 - Copper pipe
- WATER HEATER:
 - Building supplied hot water, not inspected
- DRAIN/WASTE/VENT:
 - Drain, waste, and vent pipe partially visible.
 - Plastic pipe
 - PVC (poly vinyl chloride) pipe

7. Heating and Cooling Description

- BOILER:
 - Building system. Not accessible. Not inspected.
 - Hot water with radiators
- AIR CONDITIONER:
 - Window units

8. Refrigerator

- Kenmore 253.68802015 serial BA24108891
- 4 years old

9. Dishwasher

- Amana
- FYI: Dishwasher not datable. Age unknown. Recommend confirming age with seller.

10. Garbage Disposal

- Insinkerator 1-87 serial 11051725848
- 5 years old

11. Oven

- Kenmore 790.70402012 serial VF24057755
- 4 years old
- Gas oven

12. Cooktop

- Integrated with oven, gas cooktop

13. Microwave

- GE JVM1320WB 002 serial FZ900420S
- 16 years old

14. Clothes Washer

- FYI: No clothes washer installed.

15. Clothes Dryer

- FYI: No clothes dryer installed.

For Your Information

1. Electric Disconnect Locations

FYI	OK	Minor	Major
✓			



FYI: Main disconnect in panel. Panel located in hall.

2. Fuel Shutoff Locations

FYI	OK	Minor	Major
✓			



FYI: Stove gas shutoff valve. Behind stove.

3. Water Shutoff Locations

FYI	OK	Minor	Major
✓			

• FYI: Main hot and cold water shutoff valves, if any, not located. Recommend verifying location with seller or building superintendent.



FYI: Radiator valves control water flow and room temperature.



FYI: Asbestos suspected. Basement pipe insulation.

4. Exterior Trim

- FYI: HEALTH CONCERN- Lead paint suspected. FYI: Lead paint was made until 1978 and may still have been sold and used into the 80s. Lead paint is likely in the first coats underneath the more recent paint on any original exterior trim or glossy siding paint. Avoid creating dust or loose chips as they pose the greatest risk of exposure. Ensure that there are no loose flakes. Seal any failed areas with new paint. Wear a respirator, contain all debris in strong, well-sealed containers, and dispose of as hazardous waste. Recommend professional removal. Plant edibles away from house.

5. Exhaust

- BATHROOM:
- FYI: Exhaust fan not installed in bathroom. Open the window to provide air and moisture exchange or install an exhaust fan venting to the exterior of the building.

6. Interior

- TRIM:
- FYI: HEALTH CONCERN- Lead paint suspected. FYI: Lead paint was made until 1978 and may still have been sold and used into the 80s. Lead paint is likely in the first coats underneath the more recent paint on any original interior trim, doors, windows, or glossy paint. Avoid creating dust or loose chips as they pose the greatest risk of exposure. Ensure that there are no loose flakes and adjust doors to minimize dust or flaking from rubbing. Seal any failed areas with new paint. Wear a respirator, contain all debris in strong, well-sealed containers, and dispose of as hazardous waste.
- FLOORING:
- FYI: Laminate or engineered flooring. Recommend minimal use of water when cleaning the flooring and cleaning up spills quickly to prevent swelling of the edges.

7. Electrical

- ELECTRIC PANEL:
- FYI: SAFETY HAZARD- Federal Pacific Electric service panel. Further evaluation advised. Some FPE circuit breakers are prone to connection problems that can lead to failure, lack of proper protection of circuits, fire, and electrocution. The panel is old and the company is now out of business. Breakers are difficult to find and expensive. Recommend a qualified electrician replace the panel, or, at a minimum, assure you of the panel's safety.
<http://www.ismypanelsafe.com/fpe.aspx>
- CARBON MONOXIDE DETECTORS:
- FYI- Confirm if any alarms are combination smoke and CO detectors. Recommend that every residence with fuel-burning appliances be equipped with carbon monoxide detectors. Recommend a minimum of one AC powered CO detector near the bedrooms and one on each level in the home. CO detectors have an average lifespan of 5-7 years. Avoid inexpensive detectors as they may not detect low levels.

8. Plumbing

- WATER HEATER:
- FYI: High water temperature. Recommend as low a temperature as comfortably practical to prevent scalding. Temperatures in excess of 120°F are considered a hazard. Maximum recommended temperature on bathtubs is 120°F. Tempering valves can be installed at each fixture if a lower temperature is desired.
- DRAIN/WASTE/VENT
- FYI: SAFETY HAZARD- Asbestos suspected. Do not touch. Asbestos materials are not considered safe by the EPA if they are exposed, disturbed, torn, ripped, or damaged.
- SINK:
- FYI: Overflow slow to drain, blocked, or non-existent. Bathroom sink. Be aware this type of sink may overflow if running water is left unattended.
- BATHTUB:
- FYI: Refinished surface. Recommend taking care not to damage the surface when using or cleaning. A refinished surface is more prone to failure and may need to be refinished again if proper prep work was not done.

9. Heating and Cooling

- RADIATOR:
- FYI: The bleed valve is used to remove air from the radiators. Recommend opening the bleed

valve at the beginning of each heating season with a radiator key to bleed the air out of each radiator.

10. Appliances

- MICROWAVE:
- FYI: Life expectancy of a microwave is 8-12 years. Anticipate budgeting for repair or replacement.
- FYI: Grease filters are removeable and easily cleaned by hand with mild soap and water or in the dishwasher. Any charcoal filters need periodic replacement depending on use.

Roofing, Siding, and Trim

1. Exterior Trim

FYI	OK	Minor	Major
			✓

Observations:

- Caulk failed or missing. Repair. FYI: Prevent water damage. Remove all loose or split caulk, clean the surface, and prime any bare wood before caulking with a paintable caulk. Use a backer rod for large voids. Not all areas were visible during the inspection and the entire siding and trim need to be inspected. Caulking and painting are regular maintenance which will prolong the life of materials. Silicone not recommended.
- Paint failing. Repair. FYI: Prevent further damage, loose flakes, or wood rot. Remove all loose paint and clean before priming, caulking, and then painting. Recommend removing all hardware before painting. Not all areas were visible and all exterior trim need to be examined. This is periodic maintenance.



Paint failing. Caulk failed. All window frames.



Paint failing. Window sills.



Paint failing. Caulk failed. All window frames.

Structure

1. Foundation

FYI	OK	Minor	Major
✓			

Observations:

- FYI: No problems visible at the time of inspection.

2. Posts and Beams

FYI	OK	Minor	Major
✓			

Observations:

- FYI: No problems visible at the time of inspection.

3. Floor

FYI	OK	Minor	Major
✓			

Observations:

- FYI: No problems visible at the time of inspection.

4. Wall

FYI	OK	Minor	Major
			✓

Observations:

- Lintel rusted. Mortar cracked. Repair or replace. FYI: Prevent further damage. A rusting lintel may expand and crack the mortar. Recommend sealing with a rust-inhibitive metal primer and paint or a rust converter or replace lintels.



Lintels rusted. Mortar cracked.

5. Attic and Roof Structure

FYI	OK	Minor	Major
✓			

Observations:

- FYI: No problems visible at the time of inspection.

Insulation, Ventilation, and Exhaust

1. Kitchen Exhaust

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Exhaust fan dirty. Repair or replace. FYI: Recommend a degreaser.



Fan dirty. Grease buildup.

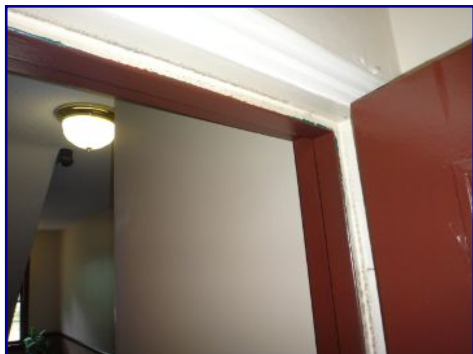
Interior

1. Exterior Doors

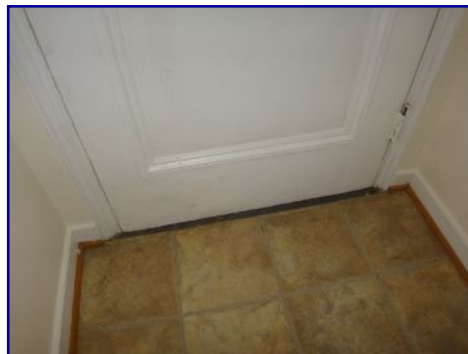
FYI	OK	Minor	Major
✓	✓		

Observations:

- FYI: Weatherstripping missing. The dust around the door frame indicates air movement through the door. Recommend installing adhesive EPDM or silicone weatherstripping around the perimeter of the door frame if smells, drafts, dust, or sound is a nuisance.
- FYI: Weatherstripping missing. Door bottom. Prevent drafts, noise, or smell. Recommend a sweep be installed so that the weatherstripping makes a seal at the threshold.



Weatherstripping missing. Door frame. Entry door.



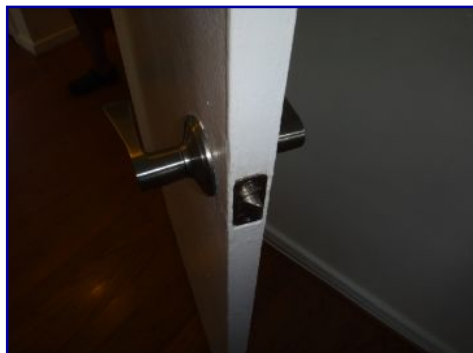
Weatherstripping missing. Door bottom. Entry door.

2. Interior Doors

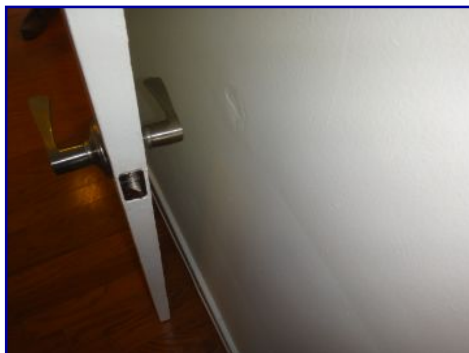
FYI	OK	Minor	Major
		✓	

Observations:

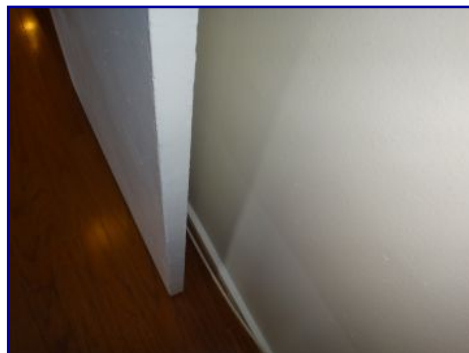
- Handle loose. Repair or replace. FYI: Prevent damage. Tighten screws or replace hardware.
- Door stop missing. Repair. FYI: Prevent damage. Ensure that all doors have door stops.
- Hinge loose. Repair. FYI: Longer screws may be needed. A stripped hole can be repaired with glue and wooden matches or toothpicks and re-drilled.
- Sliding door guides missing. Repair. FYI: Prevent injury or damage. Install door bottom guides.
- Repair visible. Monitor or repair. FYI: Unable to determine the effectiveness of the repair. Monitor for problems.



Handles loose. Both bedrooms.



Door stop missing. Wall damaged.
Bedroom 1.



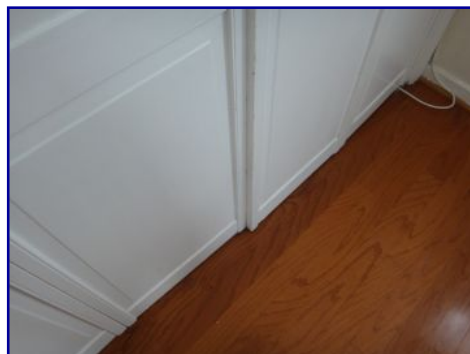
Door stop missing. Bedroom 2.



Hinge loose. Bedroom 2.



Repair visible. Bedroom 2, closet.



Bifold door guides missing. Bedroom 2 closet.

3. Windows

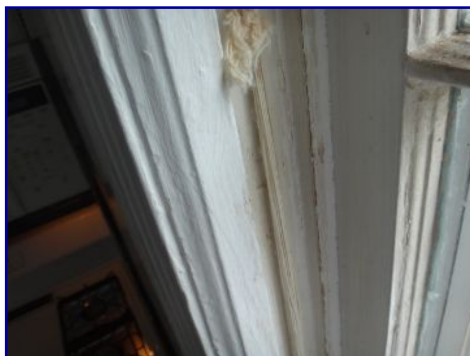
FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Windows painted open. Repair. FYI: Prevent drafts and energy loss. Cut the paint between the sash and the frame so that the window may be fully closed and locked.
- Window painted shut. Repair. FYI: Cut the paint between the sash and the frame so that the window may be opened and closed.
- Locks damaged. Repair or replace. FYI: Recommend replacement.
- SAFETY HAZARD- Sash cord broken. Repair. FYI: Prevent injury or damage. Without the cord and counterbalancing weight or spring, the sash can come slamming down. Replace all broken, damaged, or missing cords.
- Glazing compound failed. Repair or replace. FYI: Prevent further damage and loose paint. The glazing compound seals the glass to the sash. Remove loose compound and reglaze windows.
- Paint failing. Repair. FYI: Prevent deterioration and leaks. Remove all loose paint and clean before priming and painting of all wood. This is periodic maintenance.
- **SAFETY HAZARD- Safety glazing not visible. Bath. Repair or replace. FYI: Injury hazard. Untempered glass breaks into sharp pieces. Although it may not have been required at the time of construction, tempered glass is highly recommended in windows near bath tubs or showers where the bottom edge of the glazing is less than 60" from the walking surface. Install safety film, safety bars, or replace window with safety tempered glass. Decorative glass is not exempted from bathrooms.**
- **Numerous concerns including windows painted open and shut, locks damaged, sash cords broken, glazing compound failed, and paint failing. Recommend replacement.**



Locks damaged. Numerous windows.



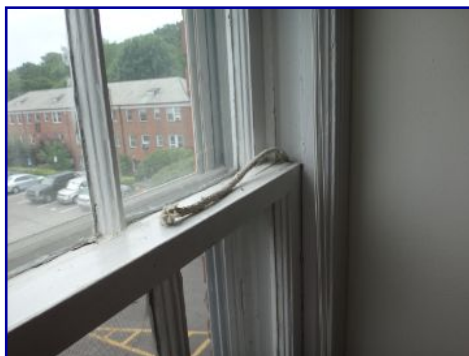
Sash cord broken. Kitchen.



Window painted open. Living room.



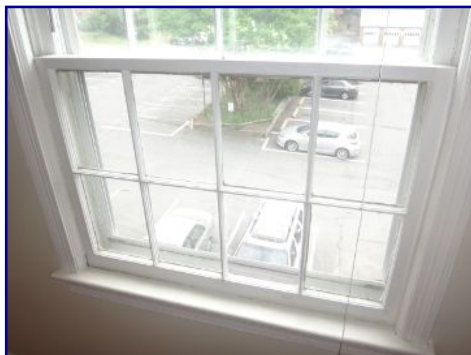
Glazing compound failed. Paint failing.
All windows.



Sash cord broken. Bedroom 1.



Window painted shut. Bedroom 1.



Window painted shut. Bedroom 2.



Safety glazing not visible. Bathroom.

4. Walls

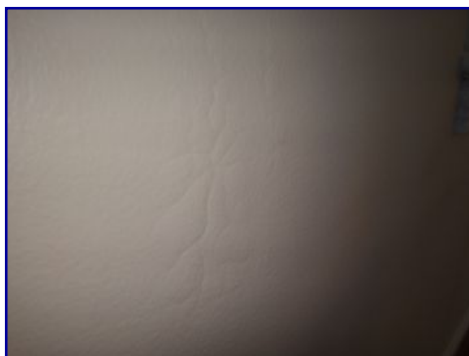
FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

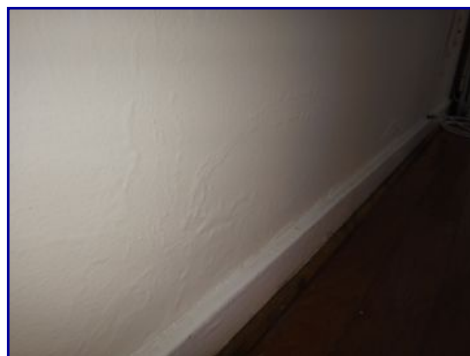
- Wall damaged. Repair. FYI: Remove loose or damaged material. Patch, prime, and paint. Install door stops.
- Paint failing. Plaster. Repair. FYI: Prevent loose flakes. Old paint layers may separate from the surface or from each other. Remove failed paint with a window scraper. Do not create dust. See trim section for lead paint warning.
- Evidence of leak. Repair and monitor. FYI: Remove all loose material, repair, and prime with a stain blocker before painting. Repair exterior trim. Ensure that the window A/C units do not drip inside the storm windows.
- **Tiles loose. Repair. FYI: Prevent water damage. Reinstall all loose tiles.**



Holes in wall. Plumbing penetrations
under sinks.



Paint failing. Living room.



Evidence of leak. Living room, under
window.



Tile loose. Bathroom.

5. Ceilings

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Paint failing. Repair. FYI: Prevent further damage. Remove all loose paint with a window scraper razor blade. Prime before painting.
- Drywall loose. Repair. FYI: Prevent damage. Secure the drywall to the joists.
- Holes in ceiling. Repair. FYI: Prevent energy loss, drafts, or pests. Recommend all holes in ceilings and floors and around fixtures and penetrations to unconditioned areas be sealed with drywall, spackle, or caulk.



Paint failing. Dining room.



Paint failing. Bedroom 1.



Drywall loose. Bedroom 1 closet.



Hole in ceiling. Bedroom 1 closet.

6. Interior Trim

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

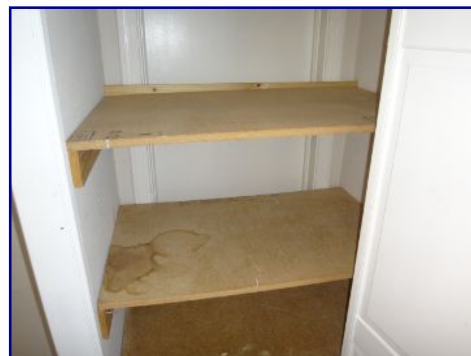
- Trim loose. Repair. FYI: Prevent further damage. Secure trim to door.
- Closet rod loose. Repair. FYI: Prevent damage. Secure closet rod to the walls or trim.
- Paint missing. Repair. FYI: Prime and paint bare wood.
- SAFETY HAZARD- Shelving loose. Repair. FYI: Prevent damage or injury. Secure to the wall structure or replace.



Trim loose. Closet door. Dining room.



Closet rod loose. Bedroom 1.



Paint missing. Bedroom 2 closet shelving.



Shelving loose. Closets.

7. Flooring

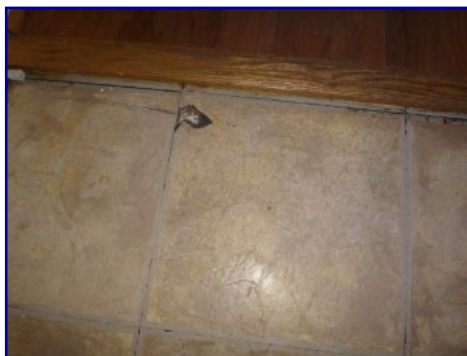
FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

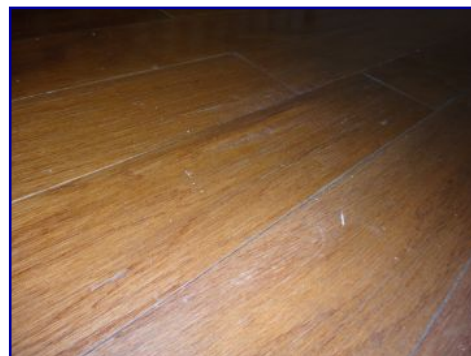
- SAFETY HAZARD- Threshold loose. Repair. FYI: Prevent damage or injury. Fasten or adhere threshold to the floor.
- Flooring damaged. Repair. FYI: Prevent further damage. Replace damaged pieces. Ensure any leaks have been repaired.



Flooring damaged. Threshold loose. Kitchen.



Flooring damaged. Foyer.



Flooring damaged. Bedroom 1, near radiator.

8. Countertops

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Countertop loose. Repair. FYI: Prevent damage or injury. Ensure that all cabinets are fastened to framing members in wall and countertops are fastened to cabinets with screws, metal brackets, or adhesive.
- Caulk failed. Repair. FYI: Prevent water damage, pests, or organic growth. Caulk along the entire length of backsplash and/or counter where it meets the walls. Remove all loose caulk or debris and clean before applying new caulk. Use a granite or countertop caulk. Silicone not recommended.



Countertop loose. Kitchen.



Caulk failed. Kitchen.

9. Cabinets

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Hinges loose. Repair. FYI: Prevent damage or injury. Ensure all hinges are secure. Stripped holes may need longer screws or may need to be filled with glue and wooden dowels or matches and re-drilled before reinstalling screws. Align cabinet doors squarely and evenly with the position of the hinges.
- Shelf damaged. Repair or replace. FYI: Prevent further damage. Recommend replacement.
- Doors painted shut. Repair or replace. FYI: Not usable. Cut the paint or remove or replace.
- Cabinet damaged. Repair or replace. FYI: Prevent damage. Replace or secure loose trim.
- **Evidence of pests. Repair. FYI: Clean or replace contaminated areas and seal all possible entry routes and monitor for problems. The cabinet backing may need to be removed to seal the wall or floor behind.**
- **Water stains. Kitchen. Repair and monitor. FYI: Remove cabinet to inspect for damage to the wall or ceiling. Repair or replace plumbing above. Monitor for problems.**



Hinges loose. Kitchen.



Evidence of pests. Kitchen.



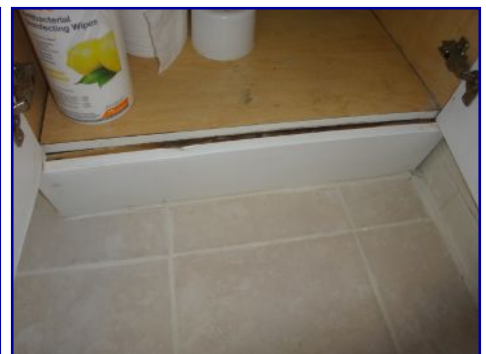
Evidence of pests. Shelf damaged. Kitchen.



Water stains. Kitchen, above sink.



Doors painted shut. Bedroom 1.



Cabinet damaged. Trim loose, water damage.

10. Mirrors

FYI	OK	Minor	Major
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Electrical

1. Electric Panel

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

• **SAFETY HAZARD- Breakers loose. Repair.** FYI: Prevent a poor connection leading to overheating. Recommend a qualified electrician ensure you that the panel is safe or replace panel. At the time of the inspection, moving the cover disconnected at least one circuit. Cover not removed. Recommend replacement.

2. Grounding

FYI	OK	Minor	Major
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

• FYI: No visible problems.

3. Wiring

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

• **SAFETY HAZARD- Concealed wiring. Repair.** FYI: Low voltage, lamp cord, or wires with plugs not rated for concealment in or through walls or cabinets. Recommend permanent in-wall wiring with NM or AC wire.
 • **SAFETY HAZARD- Wire subject to damage. Repair.** FYI: Prevent damage to sheathing or wire. Install wire fully enclosed in conduit secured to the wall.



Extension cord wiring. Microwave.



Wire subject to damage. Conduit loose. Dining room.

4. Receptacles

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

• **SAFETY HAZARD- GFCI protection missing. Repair.** FYI: (Ground Fault Circuit Interrupter) protection missing. Electrocution hazard. Recommend GFCI protection in the kitchen at countertops, bathroom, laundry room, garage, crawlspace, unfinished basement, outside, and within six feet of all plumbing fixtures and whirlpool bathtubs. Although it may not have been required when the building was constructed, installing GFCI receptacles is an upgrade in safety and highly recommended. Recommend monthly testing and resetting to ensure that the breakers operate properly. Breakers that aren't used may not work when needed.
 • **SAFETY HAZARD- Receptacle damaged. Replace.** FYI: Prevent damage or electrocution.
 • Receptacles inoperable. Repair. FYI: Not operable at the time of inspection. Recommend a qualified electrician.
 • **SAFETY HAZARD- Receptacles loose. Repair.** FYI: Prevent electrocution, damage, or fire. Recommend a qualified electrician ensure that all receptacle boxes are fastened to the structure and all receptacles are fastened to the boxes so that the receptacles are flush to the surface and do not move. Securely fasten the cover plates with no gaps. Blue dots.
 • **SAFETY HAZARD- Receptacles worn. Replace.** FYI: Prevent overheating, damage, or fire from a poor connection. Recommend a qualified electrician replace all worn receptacles.



GFCI protection missing. Kitchen countertops.



Receptacles worn. Numerous receptacles. Light blue dots.



Receptacle loose. Bedroom 1.



Receptacles inoperable. Bedroom 2.



Receptacle loose. Bedroom 2.



Receptacle damaged. Bedroom 2.



GFCI protection missing. Receptacle loose. Bathroom.

5. Switches

FYI	OK	Minor	Major
	✓		

6. Light Fixtures

FYI	OK	Minor	Major
		✓	

Observations:

- SAFETY HAZARD- Wire pinched. Repair. FYI: Prevent electrocution or damage. Reinstall.



Wire pinched. Hall.

7. Smoke Alarms

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- SAFETY HAZARD- Smoke alarms missing in bedrooms. Repair. FYI: Recommend one smoke alarm for each level, one in each bedroom, and one in the bedroom hallway. Test periodically and replace batteries yearly. Replace smoke alarms that are older than 8-10 years old. Recommend combination photoelectric/ionization smoke alarms for detecting both smoldering and rapid fires. Install smoke alarms on the ceiling at least 6" from the wall or on the wall no closer than 4" to the ceiling. Ensure that there is no door or other obstruction preventing smoke from reaching the alarm. Smoke alarms not tested.
- SAFETY HAZARD- Smoke alarm old. Replace. FYI: Smoke detectors last 8-10 years. Recommend replacement.
- SAFETY HAZARD- Smoke alarm inoperable. Recommend replacement.



Smoke alarm old. Inoperable.



Smoke alarms missing in bedrooms.

Plumbing

1. Gas

FYI	OK	Minor	Major
✓			

Observations:

- FYI: No visible problems.

2. Water Supply

FYI	OK	Minor	Major
✓			

Observations:

- FYI: No visible problems.

3. Drain/Waste/Vent

FYI	OK	Minor	Major
✓			

Observations:

- FYI: No visible problems.

4. Toilets

FYI	OK	Minor	Major
	✓		

5. Sinks

FYI	OK	Minor	Major
		✓	

Observations:

- Faucet loose. Repair or replace. FYI: Prevent leaks or damage. The faucet is typically fastened from underneath of the sink.
- Faucet damaged. Repair or replace. FYI: Handle slips. Recommend replacement.
- Sink loose. Repair. FYI: Prevent damage or water leaks. Secure the sink to the wall structure and/or the cabinet.
- Caulk failed or missing. Repair. FYI: Prevent leaks and water damage. Recommend caulking where the sink and/or backsplash meet the wall. Use a paintable bathroom caulk (not silicone sealant).



Faucet loose. Faucet damaged. Kitchen.



Sink loose. Caulk failed. Bathroom.

6. Bathtubs

FYI	OK	Minor	Major
		✓	

Observations:

- Caulk failed or missing. Repair. FYI: Prevent leaks and water damage. Recommend caulk where the tub meets the wall and the floor and at all angled planes in or near the bathtub and shower. Materials on different planes expand and contract at different rates and a flexible sealant is recommended. Remove all loose or failing caulk or grout and clean before caulking with a bathtub caulk. Silicone not recommended.
- Diverter leaking. Repair or replace. FYI: Tighten diverter, replace or clean seal, or replace spout.



Caulk failed. Bathtub perimeter.



Diverter leaking.

7. Shower

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

• Repair visible. Monitor or repair. FYI: Unable to determine the effectiveness of the repair. Recommend removing and replacing all loose grout.

• **Tiles loose. Repair. FYI: Prevent leaks and water damage. Reinstall and grout and seal all loose tiles.**



Repair visible. Grout.



Tile loose.

Heating and Air Conditioning

1. Room Heating and Cooling

FYI	OK	Minor	Major
		✓	

Observations:

- Radiator loose. Repair. FYI: Prevent damage or leaks. Secure the radiator to the floor or wall.
- Bleed valve bent. Repair or replace. FYI: Radiator key does not fit. Bend into shape or replace.
- Window air conditioner on switched receptacle. Repair. FYI: Plug into an unswitched receptacle.



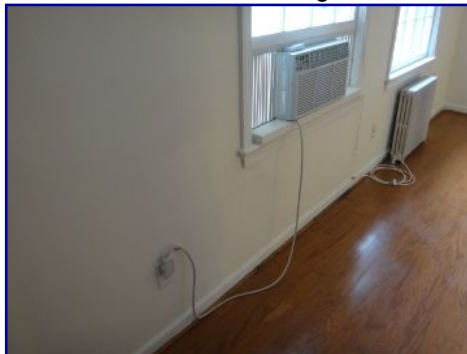
Bleed valve bent. Kitchen.



Radiator loose. Living room.



Radiator loose. Bedroom 1.



A/C plugged into switched receptacle. Living room.

Appliances

1. Refrigerator

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Coils dirty. Repair. FYI: Prevent reduced efficiency and lifespan. Recommend cleaning coils now and annually. Clean seasonally if there are pets in the house. A vacuum only cleans the front of the coil and a refrigerator coil brush or rolling the refrigerator out onto a protective floor covering may be necessary to reach the entire coil.
- Refrigerator damaged. Repair or replace. FYI: Prevent further damage. Ensure that the seal is airtight.
- Evidence of pests. Repair and monitor. FYI: Seal all access holes and clean or replace contaminated areas.
- **Refrigerator inoperable. Repair or replace. FYI: There was power to the refrigerator cord, but the refrigerator and light did not operate at the time of inspection. Recommend replacement.**



Evidence of pests. Refrigerator bottom.



Coils dirty. Refrigerator bottom rear.



Refrigerator damaged. Rust visible.



Refrigerator inoperable.

2. Dishwasher

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Dishwasher damaged. Repair. FYI: Secure bottom panel.



Dishwasher damaged. Bottom panel bent and loose.

3. Disposal

FYI	OK	Minor	Major
	✓		

4. Oven

FYI	OK	Minor	Major
		✓	

Observations:

- Evidence of pests. Repair and monitor. FYI: Seal all access holes and clean or replace contaminated areas.
- SAFETY HAZARD- Anti-tip bracket misaligned. Repair or replace. FYI: Prevent stove from tipping when excess force or weight is applied to an open oven door. The stove does not seat into the bracket. Reinstall the stove or adjust the position of the bracket.
- Light inoperable. Repair. FYI: Replace bulbs.



Evidence of pests. Bottom drawer.



Anti-tip bracket misaligned.



Light inoperable.

5. Cooktop

FYI	OK	Minor	Major
	✓		

6. Microwave

FYI	OK	Minor	Major
		✓	

Observations:

- Microwave damaged. Repair or replace. FYI: Replace control panel or replace microwave.
- Grease filters missing. Replace. FYI: Prevent grease buildup inside microwave fan and duct. Install filters.
- Light inoperable. Repair. FYI: Replace bulb.



Microwave damaged. Control panel.



Grease filters missing.



Light inoperable.

Summary of Major Concerns

The following is a summary of, in the inspector's opinion, potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct, or an item needing extra attention to prevent more significant damage. This summary is not a complete listing of all the findings in the report. Please review the entire report for all findings noted by the inspector. It is recommended that all repairs be done by qualified professionals and that copies of all receipts, warranties, and permits be obtained.

Roofing, Siding, and Trim

Page 8 Item: 1	Exterior Trim	<ul style="list-style-type: none"> • Caulk failed or missing. Repair. FYI: Prevent water damage. Remove all loose or split caulk, clean the surface, and prime any bare wood before caulking with a paintable caulk. Use a backer rod for large voids. Not all areas were visible during the inspection and the entire siding and trim need to be inspected. Caulking and painting are regular maintenance which will prolong the life of materials. Silicone not recommended. • Paint failing. Repair. FYI: Prevent further damage, loose flakes, or wood rot. Remove all loose paint and clean before priming, caulking, and then painting. Recommend removing all hardware before painting. Not all areas were visible and all exterior trim need to be examined. This is periodic maintenance.
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Structure

Page 9 Item: 4	Wall	<ul style="list-style-type: none"> • Lintel rusted. Mortar cracked. Repair or replace. FYI: Prevent further damage. A rusting lintel may expand and crack the mortar. Recommend sealing with a rust-inhibitive metal primer and paint or a rust converter or replace lintels.
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Interior

Page 12 Item: 3	Windows	<ul style="list-style-type: none"> • SAFETY HAZARD- Safety glazing not visible. Bath. Repair or replace. FYI: Injury hazard. Untempered glass breaks into sharp pieces. Although it may not have been required at the time of construction, tempered glass is highly recommended in windows near bath tubs or showers where the bottom edge of the glazing is less than 60" from the walking surface. Install safety film, safety bars, or replace window with safety tempered glass. Decorative glass is not exempted from bathrooms. • Numerous concerns including windows painted open and shut, locks damaged, sash cords broken, glazing compound failed, and paint failing. Recommend replacement.
Page 13 Item: 4	Walls	<ul style="list-style-type: none"> • Tiles loose. Repair. FYI: Prevent water damage. Reinstall all loose tiles.
Page 16 Item: 9	Cabinets	<ul style="list-style-type: none"> • Evidence of pests. Repair. FYI: Clean or replace contaminated areas and seal all possible entry routes and monitor for problems. The cabinet backing may need to be removed to seal the wall or floor behind. • Water stains. Kitchen. Repair and monitor. FYI: Remove cabinet to inspect for damage to the wall or ceiling. Repair or replace plumbing above. Monitor for problems.

Electrical

Page 17 Item: 1	Electric Panel	<ul style="list-style-type: none"> • SAFETY HAZARD- Breakers loose. Repair. FYI: Prevent a poor connection leading to overheating. Recommend a qualified electrician ensures you that the panel is safe or replace panel. At the time of the inspection, moving the cover disconnected at least one circuit. Cover not removed. Recommend replacement.
Page 17 Item: 4	Receptacles	<ul style="list-style-type: none"> • SAFETY HAZARD- Receptacles worn. Replace. FYI: Prevent overheating, damage, or fire from a poor connection. Recommend a qualified electrician replace all worn receptacles.

Plumbing

Page 21 Item: 7	Shower	• Tiles loose. Repair. FYI: Prevent leaks and water damage. Reinstall and grout and seal all loose tiles.
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Appliances

Page 23 Item: 1	Refrigerator	• Refrigerator inoperable. Repair or replace. FYI: There was power to the refrigerator cord, but the refrigerator and light did not operate at the time of inspection. Recommend replacement.
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