

# Property Inspection Report



1010 N 10th St, Arlington, VA 22201  
Inspection prepared for: Townhome Buyer  
Date of Inspection: 7/28/2016 Time: 2:30PM - 4:30PM

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 Townhome Buyer,**

Thank you for choosing Atlas Home Inspection to perform the inspection located at:  
**1010 N 10th St Arlington, VA 22201 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](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**

- Multiplex

## **2. Square Footage**

- less than 1000 square feet

## **3. Age of Home**

- 33 years old

## **4. Number of Bedrooms**

- 2 bedrooms

## **5. Number of Bathrooms**

- 1 full bathroom
- 1 half bathroom

## **6. Main Entrance faces**

- West (for reference)

## **7. Garage/Carport**

- None

## **8. Utilities**

- Electric service on.
- Water service on.
- No gas service.

## **9. Occupancy**

- Vacant and unfurnished

## **10. Attendance**

- Client present, fully participated
- Buying agent present, fully participated

## **11. Weather**

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

# *Property Description*

## **1. Roofing Description**

- MAIN ROOFING:
  - Viewed from the ground, partial visibility
  - Gable roof
  - Medium pitch roof
  - Asphalt shingles
  - 8-12 years old
- ROOF FLASHING:
  - Partial visibility
  - Aluminum flashing
  - Drip edge flashing installed
- ROOF PENETRATIONS:
  - Not visible, not inspected

## **2. Siding Description**

- EXTERIOR WALL COVERING:
  - Vinyl siding
- TRIM:
  - Wood

## **3. Structural Description**

- FOUNDATION:
  - Not visible, not inspected.
- CRAWL SPACE:
  - No access to crawlspace, not inspected.
- POSTS AND BEAMS:
  - Concealed, unable to inspect
- FLOOR STRUCTURE:
  - Concealed, unable to inspect
- WALL STRUCTURE:
  - Partial visibility, concealed areas not inspected
  - Wood framed walls
- ATTIC ACCESS:
  - Pull-down stairs in hall
- ATTIC FLOOR AND ROOF STRUCTURE:
  - Wood trusses
  - Plywood roof sheathing
  - OSB (Oriented Strand Board) roof sheathing

## **4. Insulation and Ventilation Description**

- FLOOR INSULATION:
  - Not accessible, not inspected
- WALL INSULATION:
  - Partial visibility, concealed areas not inspected
  - Fiberglass batts
  - @R-13
  - Moisture barrier not visible
- ATTIC OR ROOF INSULATION:
  - Fully visible, fully inspected
  - Insulation missing in areas
  - Loose cellulose
  - @R-13
  - @R-19
  - Moisture barrier visible, not sealed
- ATTIC OR ROOF VENTILATION:
  - Fully visible, fully inspected
  - Gable vent
  - Thermostatically controlled powered fan- addition gable
  - Soffit vents
- CRAWL SPACE VENTILATION:
  - Crawl space ventilated

## 5. Electrical Description

- SERVICE ENTRANCE:
  - Underground lateral
  - Capacity 150 amps
- MAIN PANEL:
  - Panel located in the living room
  - Breakers and copper branch wires with non-metallic sheathing (nm)
  - Expansion room for more breakers
- GROUND:
  - Ground clamped to copper pipe
- SMOKE ALARMS:
  - Smoke alarms missing in bedrooms
- CARBON MONOXIDE DETECTORS:
  - Carbon monoxide detector installed
- CIRCUIT INTERRUPTION:
  - GFCI: Ground Fault Circuit Interruptors installed in kitchen and bathroom
  - AFCI: Arc Fault Circuit Interruptors not installed.

## 6. Plumbing Description

- WATER SUPPLY:
  - Water supply partially visible
  - Copper pipe
- WATER HEATER:
  - A. O. Smith ECT 40 200 serial K06A075496
  - 40 gallon electric water heater
  - 10 years old
- DRAIN/WASTE/VENT:
  - Drain, waste, and vent pipe partially visible
  - Steel pipe
  - Plastic pipe
  - PVC (poly vinyl chloride) pipe

## 7. Heating and Cooling Description

- THERMOSTAT:
  - Digital thermostat
- FURNACE / AIR HANDLER:
  - Carrier FX4DNF019 serial 1410A68271
  - Electric central system with a direct drive fan
  - 6 years old
- AIR FILTER:
  - Disposable filter
  - Located in the cabinet in a filter rack
- HEAT PUMP:
  - Carrier 225BNA018-A serial 1510E18663
  - Heat pump with electric backup heat
  - 6 years old
  - 1 1/2 ton (18)
  - Maximum breaker rating: 20A
  - Installed breaker rating: 20A
  - R410A refrigerant

## 8. Refrigerator

- Kenmore 253.60504410 serial BA44634269
- 2 years old

## 9. Dishwasher

- Whirlpool DU850SWKB0 serial FL2405945
- 15 years old

## 10. Garbage Disposal

- Insinkerator 5-84 serial 13071777200
- 3 years old

## **11. Oven**

- GE J BP64B0B4AD serial AA1 54571Q
- FYI: Oven dated at 3 or 15 years old.
- Electric oven

## **12. Cooktop**

- Integrated with oven, electric cooktop

## **13. Microwave**

- Whirlpool MH7140XFB-1 serial XC K 48 42101
- 16 years old

## **14. Clothes Washer**

- Kenmore 110.88752793 serial MR1154533
- 12 years old

## **15. Clothes Dryer**

- Electric dryer integrated with clothes washer.

# For Your Information

## 1. Electric Disconnect Locations

FYI	OK	Minor	Major
✓			



FYI: Main disconnect in panel. Panel located in living room.



FYI: Heat pump service disconnect.

## 2. Water Shutoff Locations

FYI	OK	Minor	Major
✓			



FYI: Main and water heater water shutoff valves.



FYI: Exterior hose bib shutoff valve. Half bathroom.

## 3. Roofing

- FYI: Rubber boots around plumbing penetrations have a life expectancy of 8-10 years. Recommend replacing rubber boots that are more than 10 years old.

## 4. Structure

- CRAWLSPACE:
- FYI: No visible access to crawlspace. Inspection limited. Recommend creating access so that structure, insulation, plumbing, electrical, pests, etc. can be inspected and/or repaired.

## 5. Insulation

- WALL INSULATION:
- FYI: Fiberglass insulation installed. Fiberglass insulation provides little resistance to air flow, has low insulating value, and invites pests. Recommend mineral wool batts such as Roxul R-19 or better or self-extinguishing spray foam insulation for increased performance and comfort.

## 6. Ventilation

- FYI: Cathedral ceiling. It is unknown if venting is established through the cathedral ceiling cavities. <http://knoji.com/how-to-vent-a-cathedral-ceiling/>



## 7. Exhaust

- CLOTHES DRYER:
- FYI: Flexible foil duct installed. Foil duct is easily compressed, is more likely to trap lint, and may increase drying time. Recommend 4 inch 30 gauge minimum smooth-walled metal duct or flexible metal duct with as few bends and as short a length as possible. Ensure that all connections are sealed with metal tape or duct mastic. In special situations when it is not possible to use all-metal duct, Deflect-O supurr-flex WX8X73 may be used between the dryer and wall only; install with the shortest length possible and stretch duct to its maximum length. Plastic duct is not rated for heat.

## 8. Plumbing

- WATER HEATER:
- FYI: Floor pan missing. Prevent damage from leaks. Although it may not have been required at the time of installation, it is recommended a floor pan be installed when the water heater is replaced. In the event of a leak, there is no system to collect and dispose of water. Recommend a metal floor pan draining into a floor drain.
- WATER SUPPLY:
- FYI: Gate valve installed. This type of valve has a history of leaking at the stem seal with age. Recommend replacement with ball valve when other plumbing work is being done.
- EXTERIOR WATER SUPPLY:
- FYI: Standard hose bibbs are not frostproof and need to be turned off in winter at the shutoff valve located inside to prevent freezing. If the pipe does not slope downward from the shutoff valve, drain water from the pipe at the bleed valve inside. Recommend frostproof anti-siphon hose bibbs be installed to prevent damage from freezing temperatures.

## 9. Heating and Cooling

- AIR HANDLER:
- FYI: The condensate drain line trap needs periodic cleaning. Recommend cleaning yearly with a flexible brush. Bleach or an algae guard can be used.

## 10. Appliances

- REFRIGERATOR:
- FYI: The refrigerator coils are located in the rear of the refrigerator. Recommend rolling the refrigerator out onto a protective floor covering to access the coils for cleaning now. Cleaning the coils yearly will prolong the life of the refrigerator and increase energy efficiency. Clean more often if pets are in the house. A refrigerator coil brush may be useful. A vacuum cleaner only cleans the surface of the coils.
- DISHWASHER:
- FYI: Life expectancy of a dishwasher is 10-15 years. Anticipate budgeting for repair or replacement.
- MICROWAVE:
- FYI: Life expectancy of a microwave is 8-12 years. Anticipate budgeting for repair or replacement.
- CLOTHES WASHER:
- FYI: Life expectancy of a clothes washer is 10-15 years. Anticipate budgeting for repair or replacement.
- CLOTHES DRYER:
- FYI: Life expectancy of a clothes dryer is 12-15 years. Anticipate budgeting for repair or replacement.
- FYI: Upright combination washer/dryers tend to trap lint in the cabinet. Excessive buildup may contact the heating element and burn. Recommend that the unit be professionally dismantled and cleaned to insure safe operation.



# Roofing, Siding, and Trim

## 1. Roofing

FYI	OK	Minor	Major
		✓	

### Observations:

- Shingles damaged. Repair or replace. FYI: Prevent damage. Recommend a qualified roofer replace all damaged shingles.



Shingle damaged.

## 2. Roof Flashing

FYI	OK	Minor	Major
		✓	

### Observations:

- Sealant failed or missing. Repair. FYI: Prevent leaks or water damage. Seal all exposed nail heads. Recommend roofing sealant such as Loctite PL S30 or Liquid Nails RR-808. Replace loose, rusted, or short nails.



Rust visible. Sealant missing. Porch roofing.

## 3. Siding

FYI	OK	Minor	Major
			✓

### Observations:

- Caulk failed or missing. Repair. FYI: Prevent water damage. Remove all loose or split caulk and clean before caulking with a paintable caulk(not silicone). 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. Prime any bare wood before caulking.



Caulk failed. Electric meter perimeter.



Caulk missing. Siding at trim.



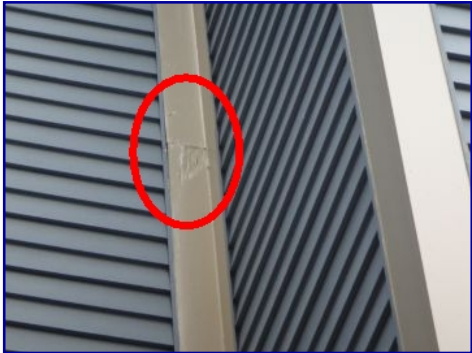
Caulk missing. Siding at trim.

4. Exterior Trim

FYI	OK	Minor	Major
		✓	

**Observations:**

- Wood rot. Repair or replace. FYI: Prevent further damage. Replace damaged boards with boards encapsulated in primer. Epoxy filler not recommended. Recommend replacing entire boards.



Wood rot. Adjoining trim

# 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:

- Hole in floor. Repair. FYI: Prevent drafts, energy loss, smells, or pests. Fire hazard. Seal all holes in the floor to unconditioned spaces, wall cavities, or floor levels above with caulk, mineral wool, or fire-rated caulk or foam.



Hole in floor. Air handler closet.

## 4. Wall

FYI	OK	Minor	Major
✓			

### Observations:

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

## 5. Attic Access

FYI	OK	Minor	Major
		✓	✓

### Observations:

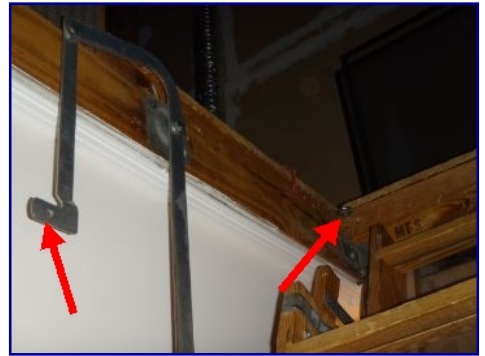
- SAFETY HAZARD- Fasteners wrong type. Repair. FYI: Install 16 16penny nails to fasten the stair frame, 3 nails on each short side and 5 nails on each long side, inserting a nail into attachment hardware if a hole is provided. Screws have little lateral strength.
- SAFETY HAZARD- Pull-down stairs spring damaged. Replace. FYI: Prevent injury or damage. If the spring breaks it can release a tremendous amount of energy potentially causing serious injury. Replace spring or replace stairs.
- SAFETY HAZARD- Hardware loose. Repair. FYI: Prevent injury or damage. Recommend tightening all fasteners. Use a threadlocker on bolts. Recommend replacement.
- Seal missing. Pull-down stairs. Repair. FYI: Prevent energy loss. Recommend silicone or EPDM weatherstripping to form a tight seal between the door and the trim. Alternately, an insulated sealed box or cover can be installed above the opening.



Hardware loose. Pull-down stairs.



Fasteners wrong type. Pull-down stairs frame.



Pull-down stairs spring damaged.



Seal missing. Pull-down stairs.

## 6. Attic and Roof Structure

FYI	OK	Minor	Major
✓			

### Observations:

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

# Insulation, Ventilation, and Exhaust

## 1. Wall Insulation

FYI	OK	Minor	Major
		✓	

### Observations:

- Moisture barrier on wrong side. Attic. Repair. FYI: Install moisture barriers sealed on the heated side of insulation.

## 2. Attic Insulation

FYI	OK	Minor	Major
		✓	✓

### Observations:

- Moisture barrier on wrong side. Repair. FYI: Install moisture barriers sealed on the heated side of insulation. Recommend removing plastic.
- Insulation low. Repair. FYI: Prevent energy loss. Recommend a minimum of R-38 attic floor insulation, which is equivalent to 12.5" of fiberglass batts, 17.5" of loose fiberglass, or 10.5" of loose cellulose or mineral wool batts. R-49 is now recommended in this zone.**



Insulation low. Moisture barrier on wrong side.

## 3. Attic Ventilation

FYI	OK	Minor	Major
		✓	

### Observations:

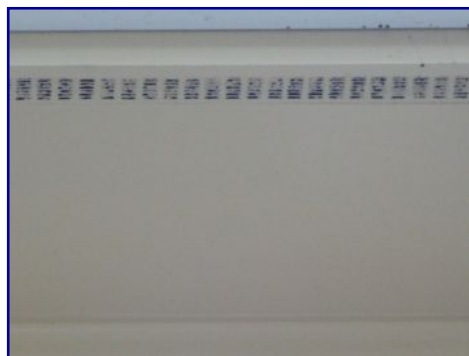
- Insulation baffles missing. Repair. FYI: Prevent vent blockage from displaced insulation. Ensure baffles are installed in all bays and that all soffit vents are clean and unobstructed.
- Gable vents blocked. Repair. FYI: Increase ventilation to reduce condensation, prevent damage, prolong life of materials, and lower attic temperatures and cooling costs. Recommend removing window screen and installing 1/8" metal screens.
- Soffit vents painted. Replace. FYI: Prevent moisture or heat in the attic. Recommend painted soffit vents be replaced. Ensure that soffit vents are unobstructed and insulation is baffled.



Insulation baffles missing.



Gable vent blocked. Screen dirty.



Soffit vents painted.

## 4. Kitchen Exhaust

FYI	OK	Minor	Major
		✓	

### Observations:

- Exhaust vents to kitchen. Repair. FYI: The baffle can be rotated to exhaust to the front, top, or back. Ensure that the baffle is set to exhaust in the direction of the vent and that the joints are well sealed and that the exhaust duct and vent are not blocked.





Exhaust vents to kitchen.

## 5. Bathroom Exhaust

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

### Observations:

- Exhaust fan noisy. Repair or replace. FYI: May be a worn armature or bearings. Recommend replacement.
- Insulation missing. Repair. FYI: Prevent condensation. Insulate exhaust ducts in unconditioned areas.
- Excessive duct length. Repair. FYI: Recommend flexible duct be routed as short and straight as possible with duct pulled taut with all extra length removed. Do not compress or restrict bend radius. Recommend smooth-walled metal duct.
- **Exhaust vents to attic. Repair. FYI: Prevent damage from moisture or organic growth. Ensure that all of the bathroom exhaust vents exhaust to the exterior of the building, through the roof or wall, and not within 3 feet below gable or soffit vents.**



Exhaust fan noisy. Half bathroom.



Excessive duct length. Duct compressed. Upstairs bathroom.



Exhaust vents to attic.

## 6. Clothes Dryer Exhaust

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

### Observations:

- **Lint in room. Repair. FYI: Prevent moisture and lint in the building or damage to equipment. Lint is evidence of a leaking dryer duct. Clean lint and seal ducts with metal tape or duct mastic at all connections.**



Lint in room. Behind clothes washer.

# Interior

## 1. Exterior Doors

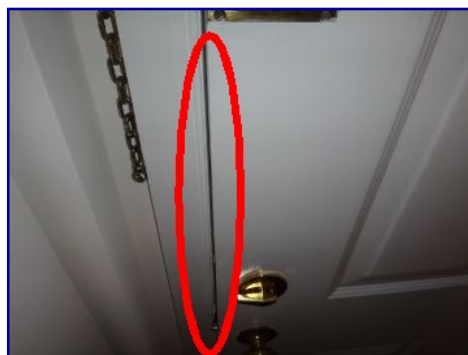
FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Observations:

- Weatherstripping damaged. Door bottom. Replace. FYI: Prevent energy loss. The door bottom weatherstripping can easily be replaced. The height of the threshold can typically be adjusted to form a seal against the weatherstripping. Ensure that the weatherstripping does not bind tightly against the threshold as this will lead to premature deterioration.
- Door rubs. Repair. FYI: Ensure all hinges are tight with hinge screws before trimming the door frame.



Weatherstripping damaged. Door bottom. Front door.



Door rubs. Frame warped. Front door.

## 2. Interior Doors

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

### Observations:

- Strike plate misaligned. Repair. FYI: Ensure all hinges are tight before adjusting the strike plate to line up with the latch. The frame may need to be be chiseled out to move the position of the strike plate. Fill screw holes with wood glue and hammer wooden dowels or matches tightly into the holes. When dry, drill new pilot holes and refasten strike plate.
- Door rubs. Repair. FYI: Prevent damage or dust. Nuisance. Ensure all hinges are tight with #9 hinge screws before measuring to trim the doors or frame.
- Door stop damaged. Repair or replace. FYI: Prevent damage. Recommend replacement.



Strike plate misaligned. Upstairs bathroom.



Door rubs. North bedroom closet.



Door stop damaged. North bedroom.

## 3. Windows

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

### Observations:

- Caulk failed or missing. Repair. FYI: Prevent water damage, drafts, or energy loss. Remove all damaged or split caulk before caulking window sills and frames. Ensure that trim is secure.





Caulk failed. Window frame. North bedroom.

## 4. Walls

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

### Observations:

- Holes in wall. Repair. FYI: Prevent energy loss, drafts, pests, smells, or a fire hazard. Seal all penetrations or holes in walls and ceilings adjacent to unconditioned spaces or wall cavities. Recommend repairing with drywall, spackle, and/or caulk. Cabinet backings may need to be removed or opened up to seal the wall behind.
- Repair visible. Repair. FYI: Remove foam and reseal to prevent drafts or pests. Ensure that sealant does not interfere with electric panel cover installation.



Holes in wall. Plumbing penetrations under sinks.



Hole in wall. Water main.



Repair visible. Electric panel perimeter.

## 5. Ceilings

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

### Observations:

- 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.



Hole in ceiling. Duct penetrations. Air handler closet.



Hole in ceiling. Laundry room.

## 6. Interior Trim

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

### Observations:

- SAFETY HAZARD- Shelf support missing. Repair or replace. FYI: Prevent damage or injury.

Secure and level the shelving with more brackets.



Shelf support missing. North bedroom closet.

## 7. Flooring

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

### Observations:

- Caulk failed or missing. Repair. FYI: Prevent leaks and water damage. Caulk at all angled planes around sinks, toilets, bathtubs, showers, clothes washers, and exterior doors. Remove any split or damaged caulk or loose grout before caulking.
- Grout stained. Repair. FYI: Prevent further damage. Clean and seal the grout.
- **Tiles loose. Repair or replace. FYI: Prevent leaks and water damage. Recommend removal and reinstallation of all loose tiles or replace flooring. Replacement tiles may not match.**



Grout stained. Sealant missing. Upstairs bathroom.



Caulk missing. Floor perimeter. Upstairs bathroom.



Caulk missing. Floor perimeter. Upstairs bathroom.



Tiles loose. Upstairs bathroom.

## 8. Stairs

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

### Observations:

- Stair creaks. Repair. FYI: Adhere and secure loose steps from underneath.



Stairs creak. Several stairs.

## 9. Railings

FYI	OK	Minor	Major
	✓		

## 10. Countertops

FYI	OK	Minor	Major
		✓	

### Observations:

- 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 countertop caulk. Silicone not recommended.



Caulk failed. Kitchen.



Caulk failed. Kitchen.

## 11. Cabinets

FYI	OK	Minor	Major
		✓	

### Observations:

- Cabinet misaligned. Repair. FYI: Reinstall the cabinet or countertop square and level.
- Doors misaligned. Repair. FYI: Adjust all hinges so that the corners of doors line up and the spacing is even.
- Shelf damaged. Repair or replace. FYI: Prevent further damage. Recommend replacement.



Cabinet misaligned. Doors misaligned. Half bathroom.



Shelf damaged. Upstairs bathroom.

## 12. Mirrors

FYI	OK	Minor	Major
	✓		

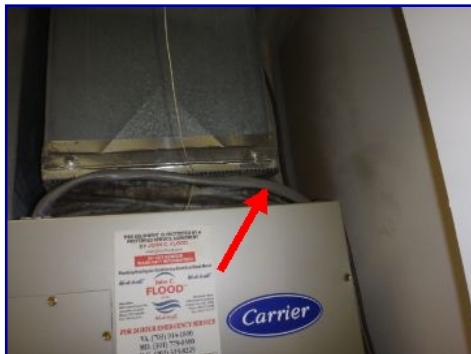
# Electrical

## 1. Electric Disconnect Locations

FYI	OK	Minor	Major
		✓	

• Service disconnects missing. Air handler and water heater. Repair.

FYI: Recommend a



Service disconnect missing. Air handler.



Service disconnect missing. Water heater.

## 2. Service Entrance

FYI	OK	Minor	Major
✓			

### Observations:

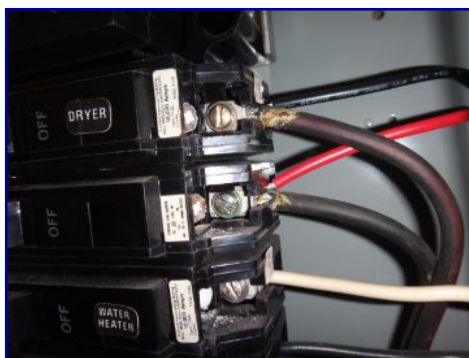
• FYI: No visible problems.

## 3. Electric Panel

FYI	OK	Minor	Major
			✓

### Observations:

• **SAFETY HAZARD- Double tapped breaker. Repair.** FYI: Overheating and fire potential. Recommend a qualified electrician separate the wires or ensures you that the wiring is safe.



Double tapped breaker. Surge protector.

## 4. Grounding

FYI	OK	Minor	Major
✓			

### Observations:

• FYI: No visible problems.

## 5. Wiring

FYI	OK	Minor	Major
✓			

### Observations:

• FYI: No visible problems.

## 6. Receptacles

FYI	OK	Minor	Major
		✓	

### Observations:

• **SAFETY HAZARD- Cover plate loose. Repair.** FYI: Electrocution hazard. Ensure all cover

plates are tight with no gaps.

• **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-** 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.



Cover plate loose. Kitchen.



GFCI protection missing. Kitchen.



Receptacle loose. Living room.



Receptacle loose. South bedroom.



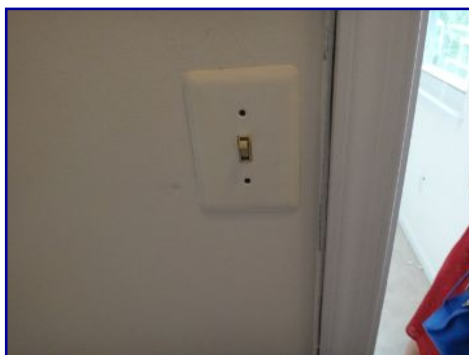
Receptacle loose. North bedroom.

## 7. Switches

FYI	OK	Minor	Major
		✓	

### Observations:

• **SAFETY HAZARD-** Cover plate loose. Repair. FYI: Electrocution hazard. Recommend that the cover be tightly fitted to the wall with no gaps and no missing fasteners.



Cover plate loose. North bedroom closet.

## 8. Light Fixtures

FYI	OK	Minor	Major
		✓	

### Observations:

• **SAFETY HAZARD-** Light fixture loose. Repair or replace. FYI: Prevent damage or injury.



Secure the fixture to the structure.



Light fixture loose. Patio.

## 9. Ceiling Fans

FYI	OK	Minor	Major
✓			

### Observations:

- No visible problems.

## 10. Smoke Alarms

FYI	OK	Minor	Major
		✓	

### Observations:

- SAFETY HAZARD- Smoke alarm missing. 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.



Smoke alarm missing. Old.



# Plumbing

## 1. Water Shutoff Locations

FYI	OK	Minor	Major
	✓		

## 2. Water Heater

FYI	OK	Minor	Major
	✓		

## 3. Water Supply

FYI	OK	Minor	Major
✓			

### Observations:

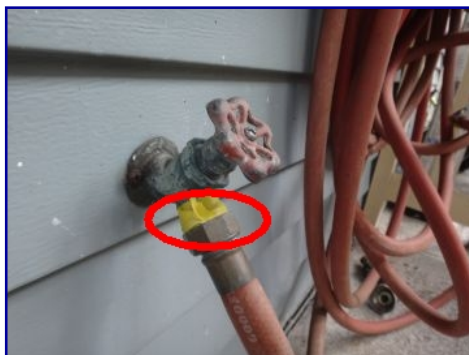
- FYI: No visible problems.

## 4. Exterior Water Supply

FYI	OK	Minor	Major
		✓	

### Observations:

- Vacuum breaker missing. FYI: Install vacuum breakers on standard hose bibbs to prevent backflow and contamination of water supply during a loss of water pressure. Recommend frostproof anti-siphon hose bibbs which prevent backflow as well as damage from freezing temperatures.



Vacuum breaker missing.

## 5. Drain/Waste/Vent

FYI	OK	Minor	Major
		✓	

### Observations:

- Primer not visible. Further evaluation advised. FYI: Prevent leaks or water damage. Unsure of the type of sealant used. PVC pipes require a primer at all connections. The primer is purple and should be visible. Recommend a qualified plumber ensures that the drain pipe connections will not leak.
- Corrosion visible. Replace. FYI: Prevent leaks. Thin-walled metal traps and pipes may develop pin holes when corrosion begins. Recommend replacement of metal traps and sink tailpieces.



Corrosion visible. Kitchen.



Primer not visible. PVC pipe connections.

## 6. Toilets

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

### Observations:

- Toilet tank loose. Repair. FYI: Prevent damage or leaks. Secure the 2 attachment bolts and replace any damaged or deteriorated rubber gaskets.
- Toilet loose at floor anchor bolts. Repair. FYI: Prevent leaks and water damage. The wax ring underneath may not form a seal. Remove the toilet, inspect the floor underneath for leaks and damage, secure the closet flange to the floor structure with corrosion-resistant fasteners, and reinstall the toilet with a new wax ring.



Toilet tank loose. Half bathroom.



Toilet loose at floor anchor bolts. Upstairs bathroom.

## 7. Sinks

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

### Observations:

- Drain stopper inoperable. Repair or replace. FYI: Adjust tension, clean stopper, or replace.
- Water stain. Repair. FYI: Prevent further damage. Reinstall the sink with new sealant.



Water stain. Under kitchen sink, left side.



Drain stopper inoperable. Half bathroom.

## 8. Bathtubs

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

## 9. Shower

FYI	OK	Minor	Major
		✓	

### Observations:

- Grout sealant missing. Repair. FYI: Prevent water absorption, staining, or damage to grout or tile. Clean and seal all grout before caulking.
- Tiles loose. Repair. FYI: Prevent leaks and water damage. Reinstall and grout and seal all loose tiles.



Grout stained. Sealant missing.  
Upstairs bathroom.



Tiles loose. Upstairs bathroom.



Tile loose. Upstairs bathroom.

# Heating and Air Conditioning

## 1. Thermostat

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

## 2. Air Handler

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

### Observations:

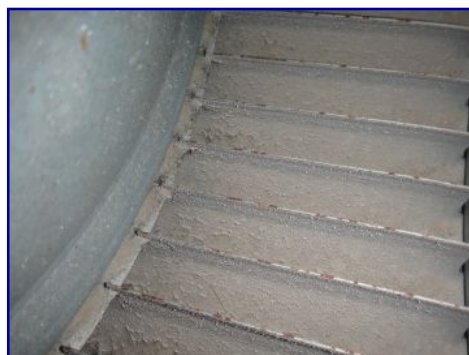
- Sealant failed or missing. Repair. FYI: Prevent energy loss, damage from condensation, or dirt in the equipment. Recommend sealing all gaps in the cabinet with duct seal at cabinet penetrations and metal tape or duct mastic at all joints and seams.
- **Blower fan dirty. Evaporator coil dirty. Repair.** FYI: Prevent energy loss or unhealthy air quality. Professionally clean the air handler, blower fan, and evaporator coil. Ensure that the air filter cover is sealed and that the filter fits tightly in the rack so that no air bypasses around the sides of the filter.



Sealant missing. Cabinet penetrations.



Evaporator coil dirty. Inside cabinet.



Blower fan dirty. Inside cabinet.

## 3. Furnace

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

## 4. Heat Pump

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

### Observations:

- Condenser out-of-plumb. Repair. FYI: Level the base or slope it 1-2 degrees away from the foundation. Recommend raising the base to the height of the patio.



Condenser out-of-plumb. Base low.

## 5. Air Filter

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

### Observations:

- Air filter dirty. Replace. FYI: Prevent restricted airflow or unhealthy air quality. Change the filter now and then monthly inspection is advised.
- **Air filter wrong size. Replace.** FYI: Prevent contamination. An improperly sized filter

may allow contaminants to enter the system.



Air filter wrong size.



Air filter dirty.

## 6. Ductwork

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

### Observations:

- Insulation missing. Repair. FYI: Prevent energy loss, condensation, or organic growth. Recommend that all ductwork in unconditioned spaces be sealed with duct mastic or HVAC tape before insulating.
- Sealant failed or missing. Repair. FYI: Prevent air leaks, energy loss, uneven distribution, or damage or organic growth from condensation. Recommend all gaps, joints, and holes in ductwork be sealed with duct mastic or metal HVAC tape. Alternately, the entire system can be professionally cleaned and sealed from the inside of the ductwork: <http://www.aeroseal.com/>



Sealant missing. Return air duct.



Sealant missing. All joints and seams.



Sealant missing. Joints and seams.  
Insulation missing. Attic.



# Appliances

## 1. Refrigerator

FYI	OK	Minor	Major
		✓	

### 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.



Coils dirty. Refrigerator bottom rear.

## 2. Dishwasher

FYI	OK	Minor	Major
	✓		

## 3. Disposal

FYI	OK	Minor	Major
	✓		

## 4. Oven

FYI	OK	Minor	Major
		✓	

### Observations:

- SAFETY HAZARD- Anti-tip bracket missing. Repair. FYI: Prevent spills, damage, or injury. The anti-tip bracket prevents the stove from tipping when excess force or weight is applied to an open oven door. The bracket comes with all stoves and is meant to be fastened to the floor or wall where one of the rear legs slides into the bracket.
- Light inoperable. Repair. FYI: Replace bulbs.



Anti-tip bracket missing.



Light inoperable.

## 5. Cooktop

FYI	OK	Minor	Major
	✓		

## 6. Microwave

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

**Observations:**

- Grease filters dirty. Repair or replace. 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.



Grease filters dirty.

## 7. Clothes Washer

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

## 8. Clothes Dryer

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



## 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: 3	Siding	<ul style="list-style-type: none"> <li>• <b>Caulk failed or missing. Repair. FYI: Prevent water damage. Remove all loose or split caulk and clean before caulking with a paintable caulk(not silicone). 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. Prime any bare wood before caulking.</b></li> </ul>
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### Structure

Page 10 Item: 5	Attic Access	<ul style="list-style-type: none"> <li>• <b>SAFETY HAZARD- Pull-down stairs spring damaged. Replace. FYI: Prevent injury or damage. If the spring breaks it can release a tremendous amount of energy potentially causing serious injury. Replace spring or replace stairs.</b></li> <li>• <b>SAFETY HAZARD- Hardware loose. Repair. FYI: Prevent injury or damage. Recommend tightening all fasteners. Use a threadlocker on bolts. Recommend replacement.</b></li> <li>• <b>Seal missing. Pull-down stairs. Repair. FYI: Prevent energy loss. Recommend silicone or EPDM weatherstripping to form a tight seal between the door and the trim. Alternately, an insulated sealed box or cover can be installed above the opening.</b></li> </ul>
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### Insulation, Ventilation, and Exhaust

Page 12 Item: 2	Attic Insulation	<ul style="list-style-type: none"> <li>• <b>Insulation low. Repair. FYI: Prevent energy loss. Recommend a minimum of R-38 attic floor insulation, which is equivalent to 12.5" of fiberglass batts, 17.5" of loose fiberglass, or 10.5" of loose cellulose or mineral wool batts. R-49 is now recommended in this zone.</b></li> </ul>
Page 13 Item: 5	Bathroom Exhaust	<ul style="list-style-type: none"> <li>• <b>Exhaust vents to attic. Repair. FYI: Prevent damage from moisture or organic growth. Ensure that all of the bathroom exhaust vents exhaust to the exterior of the building, through the roof or wall, and not within 3 feet below gable or soffit vents.</b></li> </ul>
Page 13 Item: 6	Clothes Dryer Exhaust	<ul style="list-style-type: none"> <li>• <b>Lint in room. Repair. FYI: Prevent moisture and lint in the building or damage to equipment. Lint is evidence of a leaking dryer duct. Clean lint and seal ducts with metal tape or duct mastic at all connections.</b></li> </ul>

### Interior

Page 16 Item: 7	Flooring	<ul style="list-style-type: none"> <li>• <b>Tiles loose. Repair or replace. FYI: Prevent leaks and water damage. Recommend removal and reinstallation of all loose tiles or replace flooring. Replacement tiles may not match.</b></li> </ul>
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### Electrical

Page 19 Item: 3	Electric Panel	<ul style="list-style-type: none"> <li>• <b>SAFETY HAZARD- Double tapped breaker. Repair. FYI: Overheating and fire potential. Recommend a qualified electrician separate the wires or ensures you that the wiring is safe.</b></li> </ul>
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### Plumbing

Page 23 Item: 6	Toilets	<ul style="list-style-type: none"> <li>• <b>Toilet loose at floor anchor bolts. Repair. FYI: Prevent leaks and water damage. The wax ring underneath may not form a seal. Remove the toilet, inspect the floor underneath for leaks and damage, secure the closet flange to the floor structure with corrosion-resistant fasteners, and reinstall the toilet with a new wax ring.</b></li> </ul>
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## ***Heating and Air Conditioning***

Page 25 Item: 2	Air Handler	<ul style="list-style-type: none"><li>• Blower fan dirty. Evaporator coil dirty. Repair. FYI: Prevent energy loss or unhealthy air quality. Professionally clean the air handler, blower fan, and evaporator coil. Ensure that the air filter cover is sealed and that the filter fits tightly in the rack so that no air bypasses around the sides of the filter.</li></ul>
Page 26 Item: 5	Air Filter	<ul style="list-style-type: none"><li>• Air filter wrong size. Replace. FYI: Prevent contamination. An improperly sized filter may allow contaminants to enter the system.</li></ul>
Page 26 Item: 6	Ductwork	<ul style="list-style-type: none"><li>• Sealant failed or missing. Repair. FYI: Prevent air leaks, energy loss, uneven distribution, or damage or organic growth from condensation. Recommend all gaps, joints, and holes in ductwork be sealed with duct mastic or metal HVAC tape. Alternately, the entire system can be professionally cleaned and sealed from the inside of the ductwork: <a href="http://www.aeroseal.com/">http://www.aeroseal.com/</a></li></ul>