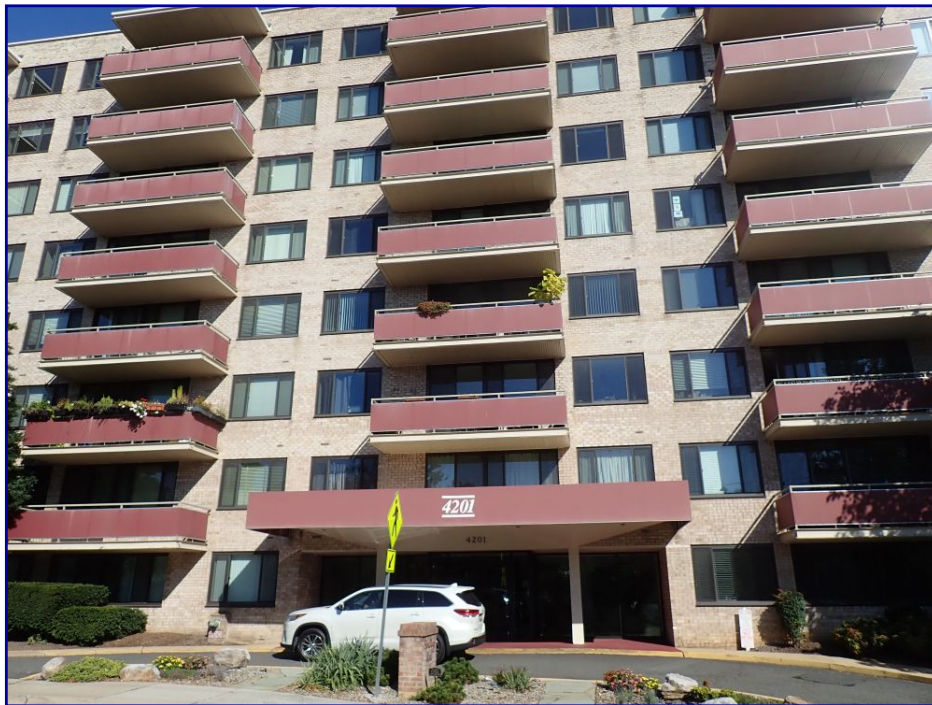


# Property Inspection Report



1614 N Wakefield St, Arlington, VA 22207

Inspection prepared for: Ed Snope

Date of Inspection: 10/20/2020 Time: 10:30AM - 12:30PM

Inspector: Ed Snope

Virginia License #3380 00529 NRS, expires 4/30/2021

1614 N Wakefield St, Arlington, VA 22207

Phone: 703.304.3925

Email: [ed@inspectionarlington.com](mailto:ed@inspectionarlington.com)

[www.inspectionarlington.com](http://www.inspectionarlington.com)

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 use, disclosure, forwarding, or copying by any person other than the intended recipient is strictly prohibited. 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 Ed Snope,

Thank you for choosing Atlas Home Inspection to perform the inspection located at:

1614 N Wakefield St Arlington, VA 22207 on 10/20/2020.

*This report is intended to provide you with objective information based on the apparent condition of the following readily accessible and visible systems and components of the property at the time of the inspection:*

*Roofing, Exterior, Structure, Insulation, Ventilation, Exhaust, Interior, Plumbing, Electrical, Heating, Cooling, and Appliances.*

*This inspection is a non-invasive visual inspection conducted according to the ASHI Standard of Practice:*

<http://building-inspections.com/ASHI%20Standards.htm>

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

*Comments in this report are based on best building practices or manufacturer's installation instructions, with consideration given to the apparent time of installation.*

There is no comment on code, cosmetics, value, advice on purchase, 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.*

REPORT RATINGS- Ratings may be relevant to the situation:

**-MAJOR CONCERNS:** Expensive or significant to repair, or a major HAZARD.

**-SAFETY HAZARD:** Damage, injury, shock, fire, or death potential.

**-HEALTH HAZARD:** Sickness potential or unhealthy living conditions.

**-MINOR CONCERNS:** Minor damage, cosmetics, or relatively inexpensive to repair.

**-NO VISIBLE PROBLEMS:** No problems seen at the time of the inspection.

**-FYI:** For your information; additional information, not considered deficiencies.

*Items in less than good condition will be marked as such, whether old or new. Items in good condition will be marked as such, even if it is old or past the life expectancy.*

I recommend 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 have any questions.  
Thank you!

Ed Snope  
703 304-3925

[ed@inspectionarlington.com](mailto:ed@inspectionarlington.com)  
[www.inspectionarlington.com](http://www.inspectionarlington.com)

# *Inspection Data*

## **1. Home Type**

Condominium  
1000 - 1500 square feet

## **2. Bedrooms and Bathrooms**

2 bedrooms  
1 full bathroom  
1 half bathroom

## **3. Utilities**

Electric service on  
Water service on  
Natural gas service on

## **4. Occupancy**

Vacant and unfurnished

## **5. Attendance**

Client present, fully participated

## **6. Weather**

Sunny  
70 - 80 degrees  
Recent rain, damp ground

# *Property Description*

## **1. Roofing Description**

VISIBILITY: Roof not accessible, not inspected

## **2. Exterior Wall Covering**

Brick veneer  
Metal trim

## **3. Structural Description**

FOUNDATION: Not accessible, not inspected  
POSTS AND BEAMS: Concealed, unable to inspect  
FLOOR STRUCTURE: Partial visibility, concealed areas not inspected  
- Poured concrete  
WALL STRUCTURE: Partial visibility, concealed areas not inspected  
- Metal framed walls  
- Wall sheathing not visible  
ATTIC FLOOR AND ROOF STRUCTURE: Not accessible, not inspected

## **4. Insulation Description**

FLOOR INSULATION: Partial visibility, concealed/inaccessible areas not inspected  
- No visible floor insulation  
WALL INSULATION: Concealed, unable to inspect  
ATTIC OR ROOF INSULATION: Not accessible, not inspected

## **5. Attic Ventilation Description**

Not accessible, not inspected

## **6. Building Exhaust Description**

Bathroom exhaust: partial visibility, inspection limited  
Kitchen exhaust: partial visibility, inspection limited

## **7. Electrical Description**

SERVICE ENTRANCE: Partial visibility, inspection limited  
- Underground lateral, Capacity 125 amps, 240 volts  
GROUND: Grounding method not visible  
MAIN PANEL: Panel opened and inspected  
- Panel located in the kitchen  
- Capacity 125 amps  
- Breakers and copper branch wire with metallic sheathing (AC, armored cable)  
- No expansion room for more circuits  
GROUND-FAULT CIRCUIT INTERRUPTERS:  
- GFCI: Installed in the kitchen and bathrooms  
ARC-FAULT CIRCUIT INTERRUPTORS:  
- AFCI: Not installed  
SMOKE ALARM: Installed, not tested  
- Smoke alarms missing in bedrooms  
CARBON MONOXIDE DETECTORS: Not visible, unable to determine

## **8. Fuel Supply Description**

FUEL SERVICE: Supply line not visible  
TYPE: Natural gas service

## **9. Water Supply Description**

Partial visibility, inspection limited  
Public water supply  
Copper pipe

## **10. Drain/Waste/Vent Description**

Partial visibility, inspection limited  
Copper pipe  
Steel pipe  
PVC pipe (white)  
ABS (black)

## **11. Water Heater Description**

Building supplied hot water, not inspected

## **12. Room Heating and Cooling Description**

THERMOSTAT: Mercury thermostats, not programmable  
Convection heating and cooling room convectors with electric fans  
- 1-5 years old

## **13. Refrigerator**

GE GTS18HBMBRCC serial DA769846 dated at 19 years old  
FYI: Refrigerator dated at 7 or 19 or 31 years old. Further information is needed for accurate dating.

## **14. Dishwasher**

Whirlpool DU1100XTPTA serial FU4909854 dated at 13 years old

## **15. Garbage Disposal**

Insinkerator Badger 500-2 serial 19011462669 dated at 1 year old

## **16. Oven**

OVEN TYPE: Standard gas oven  
Kenmore 790.78574406 serial VF62315119 dated at 14 years old

## **17. Cooktop**

Gas cooktop integrated with oven

## **18. Microwave**

Whirlpool serial XC K 04 10265 dated at 20 years old  
Interior vented exhaust fan

## **19. Clothes Washer**

FYI: No clothes washer installed.

## **20. Clothes Dryer**

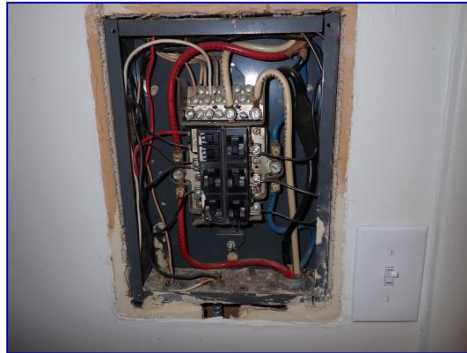
FYI: No clothes dryer installed.

## *For Your Information*

These items are not considered deficiencies and are for your information only. Items may include disconnect or shutoff locations, maintenance or operating instructions, recommended upgrades or improvements, or average life expectancy.

### **1. Electric Disconnect Locations**

- FYI: Electric panel is a sub panel with no main disconnect. The main disconnect and meter are in the meter room or at the meter bank.



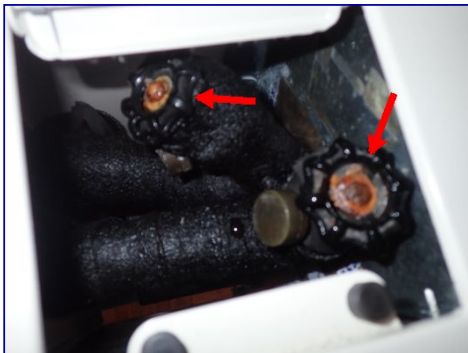
FYI: Electric panel open for inspection.

### **2. Fuel Shutoff Locations**

- FYI: Oven gas shutoff not visible. Behind oven.

### **3. Water Shutoff Locations**

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



FYI: Convactor heating system supply and return water shutoff valves.



FYI: Convactor heating system supply and return water shutoff valves.



#### **4. Interior 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 and exterior 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.

**WINDOW OPERATION:** Recommend cleaning the window tracks with silicone spray to maintain smooth operation.

**FLOORING:** Parquet flooring: Recommend forcing floor sealant into all gaps between boards if the flooring is refinished. Avoid aggressive barrel sanding.

**SMOKE ALARMS:** Recommend one smoke alarm for each level, one in each bedroom, and one in bedroom hallways. Test monthly and replace batteries yearly. Recommend replacing smoke alarms that are older than 8-10 years old.

Combination photoelectric/ionization smoke alarms detect 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 or per manufacturer's instructions. Ensure that there is no door or other obstruction in front of smoke alarms.

**CARBON MONOXIDE DETECTORS:** Recommend a minimum of one AC powered CO detector on each level in every residence. CO detectors have an average lifespan of 7-10 years. Avoid inexpensive detectors as they may not detect low levels.

#### **5. Exhaust FYI:**

**BUILDING:** Recommend checking exhaust vents periodically to ensure that the exhaust fans are working under negative pressure. The exhaust ducts in the condominium building are typically very dirty with dust and organic growth. In the event that one exhaust fan ceases to work, the other fan in the condominium may draw this polluted air into the living space.

#### **6. Electrical FYI:**

**ELECTRIC PANEL:** No expansion room. The panel is full. If additional distribution is needed, a sub panel or upgraded panel may be necessary.

**ELECTRIC PANEL:** Panel is old. Recommend updating to a new electric panel if repairs are needed.

**RECEPTACLES:** GFCI receptacles. Recommend monthly testing and resetting to ensure that the breakers operate properly. The contacts may go bad in breakers that aren't used for long periods of time.

**DIMMERS:** Ensure that all bulbs are compatible with the type of dimmer switch being used if the type of bulb or switch is replaced.

**LIGHT FIXTURES:** Incandescent and halogen bulbs run hot. Recommend low temperature LED or fluorescent bulbs.

#### **7. Plumbing FYI:**

**WATER HEATER:** Building supplied hot water. Recommend tempering valves at each fixture if a lower hot water temperature is desired.

**SHOWER:** Scald hazard: The temperature on two-handled systems may increase if the cold water is turned on at another fixture. Recommend updating to a single handle.

#### **8. Heating and Cooling FYI:**

**CONVECTOR:** The condensate drain line and pan need periodic cleaning. An algae guard can be placed in the drip pan in the convector, which prevents the growth of slime algae, microbes, bacteria, mold, mildew, and spores for up to 6 months. Otherwise, clean the drain line with a condensate drain line cleanout brush at least once per year.

**CONVECTOR:** The water pipes may produce condensation. Monitor for problems. Recommend insulating all pipes to reduce condensation.

**AIR FILTER:** A filter with a MERV rating of 9 or higher captures mold spores and radon decay products. The higher the rating, the better the filter. The lower the rating, the better the air flow. Systems work differently and may work best with one type of filter. If a high MERV rating filter is needed, it may reduce the efficiency of the system and require more frequent replacement.

#### **9. Appliances FYI:**

**REFRIGERATOR:** Life expectancy of a refrigerator is 12-16 years. Recommend budgeting for repair or replacement.

**DISHWASHER:** Life expectancy of a dishwasher is 10-15 years. Recommend budgeting for repair or replacement.

**OVEN:** Life expectancy of an oven/cooktop is 15-25 years. Recommend budgeting for repair or replacement.

**MICROWAVE:** Life expectancy of a microwave is 8-12 years. Recommend budgeting for repair or replacement.

**MICROWAVE:** Grease filters are removable 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. Roofing**

- FYI: Not accessible, not inspected.

### **2. Brick**

- FYI: No visible problems. Limited visibility.

### **3. Exterior Trim**

- FYI: No visible problems. Limited visibility.



## *Exterior*

### **1. Grounds**

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

### **2. Railings**

- FYI: No visible problems.

### **3. Balcony**

- Paint failed. Repair. FYI: Prevent further damage or loose flakes. Remove all loose paint and clean before priming and painting.
- SAFETY HAZARD- Rust visible. Repair or replace. FYI: Prevent failure, damage, or injury. Replace rusted hardware and fasteners. Recommend a rust converter.



Rust visible. Paint failed. Railing post base.

## Structure

### 1. Foundation

- FYI: No problems visible at the time of inspection. Foundation not visible.

### 2. Posts and Beams

- FYI: No problems visible at the time of inspection. Posts and beams not visible.

### 3. Floor

- **Floor openings. Repair.** FYI: Prevent drafts, pests, or energy loss. The openings communicate with the unconditioned utility room below. Seal the openings with sheet metal, firestopping, etc.



Floor opening. Under side bedroom convactor.



Floor opening. Under bathtub.

### 4. Wall

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

### 5. Attic and Roof Structure

- FYI: No problems visible at the time of inspection. Attic and roof structure not visible.

## *Insulation, Ventilation, and Exhaust*

### **1. Building Ventilation or Exhaust**

• Exhaust fans inoperable. Further evaluation advised. FYI: Remove moisture and exhaust from the interior. At the time of the inspection, there was no draw on any of the exhaust vents. It appears as if the fans are not operating or not installed at all. Recommend contacting the building supervisor or maintenance.



Exhaust fan inoperable. Kitchen.



Exhaust fan inoperable. Hall bathroom.



Exhaust fan inoperable. Half bathroom.

# Interior

## 1. Exterior Doors

- Weatherstripping missing. Door frame. Repair. FYI: Recommend installing adhesive EPDM or silicone weatherstripping around the perimeter of the door frame to prevent smells, drafts, dust, or sound.
- Weatherstripping missing. Door bottom. Repair. FYI: Prevent drafts, noise, or smell. Recommend a sweep be installed so that the weatherstripping makes a seal at the threshold.
- Lock misaligned. Repair. FYI: Prevent damage. Align and secure the hardware.
- Paint failed. Repair. FYI: Prevent damage. Remove loose material before cleaning, priming, and painting.
- Screen damaged. Repair or replace. FYI: Prevent pests. Patch or replace damaged screens.
- Caulk missing. Repair. FYI: Prevent leaks or damage. Seal the area with caulk or a flexible sealant and monitor for problems.



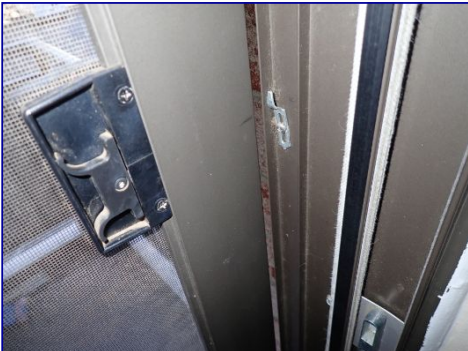
Weatherstripping missing. Entry door frame.



Weatherstripping missing. Entry door bottom.



Paint failed. Entry door.



Lock misaligned. Sliding screen door.



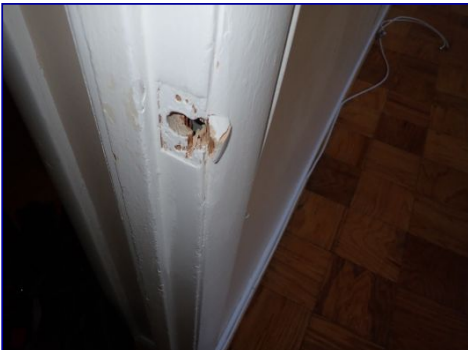
Screen damaged.



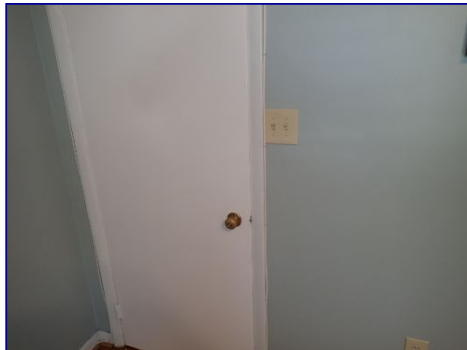
Caulk missing? Exposed insulation. Sliding door.

## 2. Interior Doors

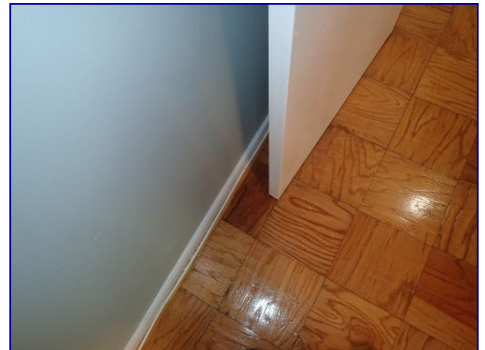
- Door frame damaged. Repair or replace. FYI: Prevent further damage. Glue and clamp or replace damaged parts.
- Door rubs. Repair. FYI: Prevent damage or dust. Ensure all hinges are secured before measuring to trim the door or frame.
- Door stop missing. Repair. FYI: Prevent damage. Ensure that all doors have door or hinge stops.
- Strike plate missing. Repair. FYI: Prevent damage. Door does not latch. Install all missing hardware.



Strike plate missing. Door frame damaged. Rear bedroom.



Door rubs. Side bedroom.

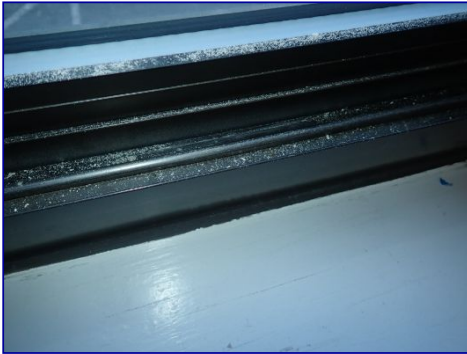


Door stop missing. Side bedroom.



### 3. Windows

- Blinds damaged. Repair or replace. FYI: Prevent further damage. Replace damaged parts or replace the blinds.
- Caulk failed. Repair. FYI: Prevent water damage, drafts, or energy loss. Remove all damaged or split caulk before caulking window sills and frames. Ensure that window frames and trim are secure.
- Window tracks dirty. Repair. FYI: Prevent damage or wear. Clean all dirty window tracks. Recommend silicone spray.



Window track dirty. Dining room.



Window dirty. Balcony.



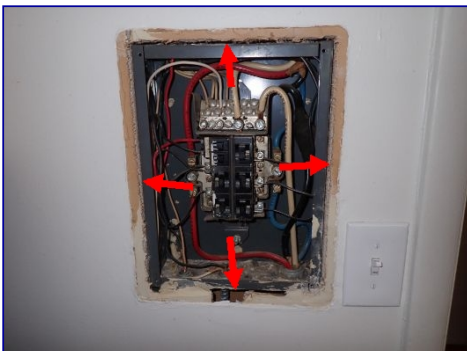
Caulk failed. Window sills.



Blinds damaged. Roller wheel missing. Rear bedroom.

### 4. Walls

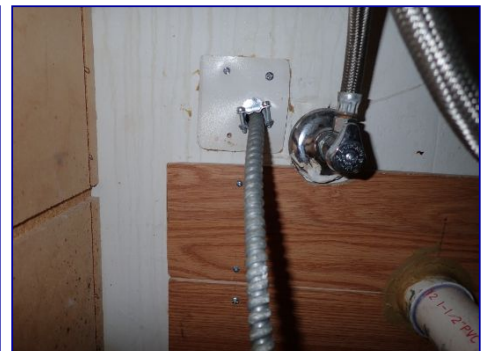
- Caulk failed. Repair. FYI: Caulk at all angled planes in bathrooms, laundry rooms, kitchens, around exterior doors, or any other areas subject to water damage or drafts.
- Holes in wall. Repair. FYI: Prevent energy loss, drafts, pests, smells, or a fire hazard. Seal all penetrations or holes in walls and ceilings adjacent to unconditioned spaces or wall cavities. Repair with drywall, spackle, and/or caulk. Cabinet backings, escutcheon plates, or convectors may need to be removed or opened up to seal the wall behind.
- Water stains. Repair and monitor. FYI: Prevent damage. Clean and seal stains with a stain-blocking primer and monitor for problems. Ensure that cause of the leak has been repaired.
- Paint missing. Repair. FYI: Prevent damage. Prep, prime, and paint all unfinished areas.
- Wall damaged. Repair. FYI: Remove loose or damaged material and patch before priming and painting.
- HEALTH HAZARD- Organic growth visible. Repair. FYI: Remove or clean contaminated material. Ensure that the source of moisture is corrected.
- Grout stained. Repair. FYI: Prevent water absorption, staining, or damage to grout or tile. Clean and seal all grout.
- **Several concerns including caulk failed, holes in wall, water stains, paint missing, walls damaged, organic growth visible, and grout stained.**



Hole in wall. Electric panel perimeter.



Holes in wall. Under kitchen sink.



Water stains. Under kitchen sink.



Paint missing. Living room at convector.



Wall damaged. Rear bedroom at convector.



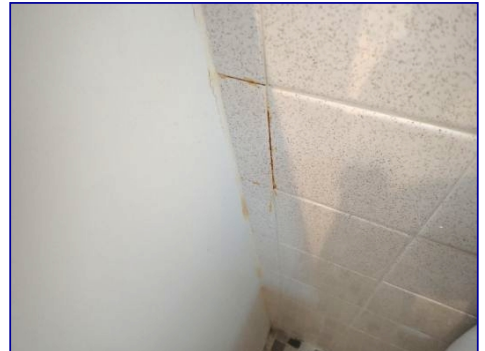
Organic growth visible. Wall behind convector. Rear bedroom.



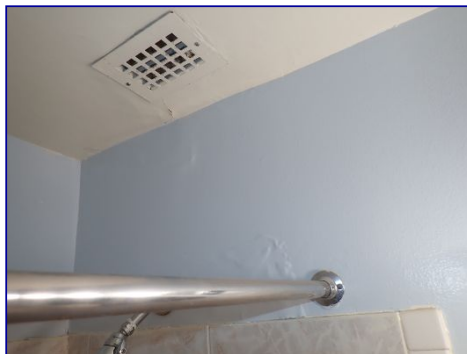
Hole in wall. Behind convector. Rear bedroom.



Wall damaged. Side bedroom at convector.



Grout stained. Caulk failed. Hall bathroom at cabinet.



Wall and ceiling damaged. Evidence of leak. Hall bathroom.

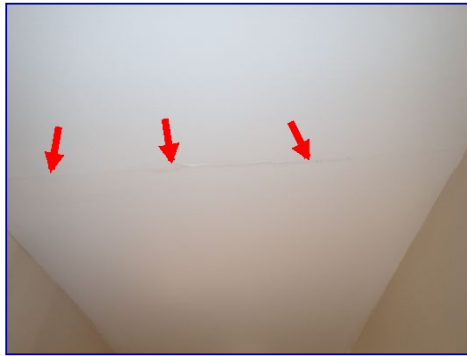
## 5. Ceilings

- Crack visible. Repair. FYI: Remove any loose material, widen cracks into an inverted V shape, and pack with joint compound. Retape or caulk as needed.
- Paint failed. Repair. FYI: Prevent further damage. Remove all loose paint with a window scraper razor blade. Clean and prime before painting.
- Paint mismatched. Repair. FYI: Wrong sheen or color. Recommend cleaning, priming, and painting the entire ceiling.
- Water stains. Repair and monitor. FYI: Prevent further damage. Repair leaks above. Remove any loose or damaged material and prime stains with a stain blocker before painting. Monitor for problems. Unsure if the leak has been repaired.
- **Moisture evident above hall shower at exhaust vent. Repair. FYI: Prevent further damage or organic growth. Recommend removing the wallboard to inspect for damage or leaks above the ceiling. Repair bathroom sealant, plumbing leaks, etc. Monitor for problems.**





Paint mismatched. Kitchen.



Crack visible. Water stains. Hall.



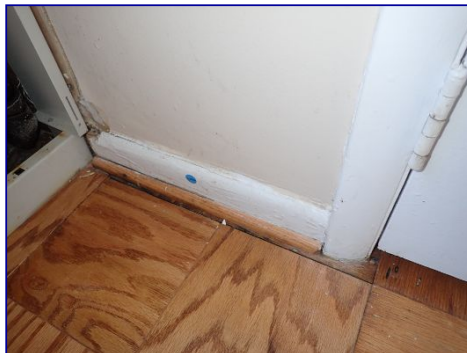
Paint failed. Rear bedroom rear corner.



Moisture evident. Hall bathroom next to exhaust vent.

## 6. Interior Trim

- Baseboard loose. Repair. FYI: Prevent damage. Secure all baseboards.
- Paint failed. Repair. FYI: Prevent loose chips or dust. Remove loose paint with a sharp scraper. Clean and prime before caulking and painting.



Baseboard loose. Paint failed. Rear bedroom.

## 7. Shelving

- SAFETY HAZARD- Shelf loose. Repair. FYI: Prevent damage or injury. Secure all shelves to brackets and secure the brackets to wall framing.



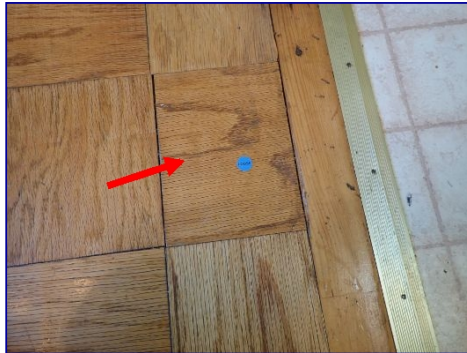
Shelf loose. Rear bedroom closet.

## 8. Flooring

- Base shoe loose. Repair. FYI: Fasten or adhere the base shoe tight against the baseboard or floor.
- Base shoe missing. Repair. FYI: Install base shoe at the baseboard on all floor edges.
- Flooring loose. Repair or replace. FYI: Prevent damage or injury. Secure or adhere loose flooring.
- Water stains. Repair. FYI: Prevent damage. Clean the stains or replace stained flooring. Monitor for problems.
- Caulk missing. Repair. FYI: Prevent leaks and water damage. Recommend caulk at the floor perimeter in bathrooms, bathtubs, showers, and around clothes washers, water supplies, and exterior doors or porches.
- Repair visible. Monitor. FYI: Unsure of the effectiveness of the repair. Monitor for problems. Repairs not finished at the time of the inspection.



Flooring loose. Under oven.



Tile loose. Dining room at kitchen.



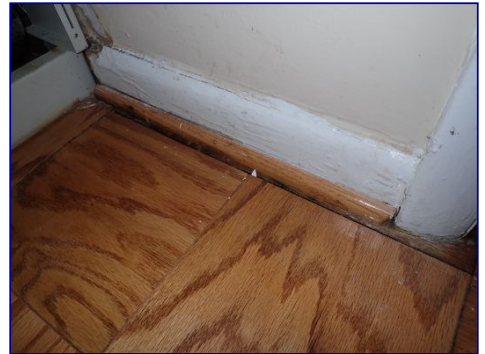
Base shoe missing. Dining room at kitchen.



Base shoe loose. Living room.



Water stains. Living room at convector.

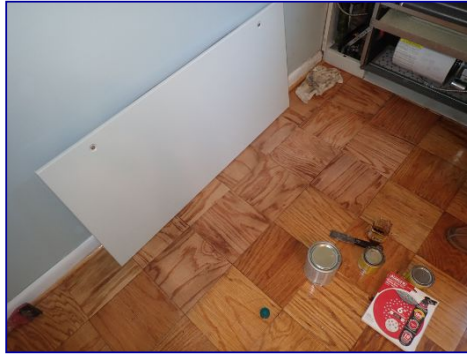


Water stains. Rear bedroom at convector.





Caulk missing. Floor perimeter. Half bathroom.



Repairs visible. Side bedroom at convactor.



Caulk missing. Floor perimeter. Hall bathroom.

## 9. Countertops

- Caulk failed and missing. 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 cracked grout and clean before applying new caulk. Use a granite or countertop caulk. Silicone not recommended.
- Countertop damaged. Repair or replace. FYI: Keep butcher block sealed with mineral oil, etc. Secure and seal damaged areas or replace the countertop.
- Countertop misaligned. Repair or replace. FYI: Prevent damage. The support or front trim projects from below the countertop. Align all components square and even with a countertop overhang or replace the countertop.



Caulk failed. Kitchen.



Caulk missing. Kitchen.



Countertop damaged. Kitchen.



Caulk failed. Half bathroom.



Countertop misaligned.



Caulk failed. Hall bathroom.

## 10. Cabinets

- Trim damaged. Replace. FYI: Prevent further damage. Replace damaged trim.
- Shelf damaged. Repair or replace. FYI: Prevent further damage. Replace the damaged shelf or cover with a new shelf. Ensure that the cause of the leak is repaired. Monitor for problems.
- Doors and drawers misaligned. Repair. FYI: Adjust door hinges so that the corners of doors line up and the spacing is even. Align drawer facings square and level.
- Laminate loose. Repair or replace. FYI: Prevent damage. Reattach loose laminate or replace damaged parts. Prime and paint any bare wood.
- Trim missing. Repair. FYI: Unfinished area. Cover the void with trim.
- Drawer guide loose. Repair. FYI: Prevent damage. Align and secure all loose drawer guides.
- Cabinet backing loose. Repair. FYI: Prevent pests or damage. Secure the backing and seal any openings.
- SAFETY HAZARD- Cabinet loose. Repair. FYI: Prevent damage or injury. Ensure that all cabinet frames, not just the backing, are fastened to framing members in the wall. Wall anchors not recommended.
- Shelf warped. Repair or replace. FYI: Prevent further damage. Turn the shelf over, add additional bracing, or replace with plywood, etc.
- **Several concerns including doors and drawers misaligned, trim damaged and missing, laminate loose and damaged, drawer guide loose, cabinet backing loose, cabinet loose, and shelf warped.**



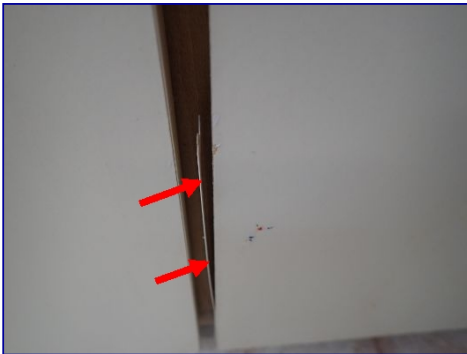
Shelf damaged. Evidence of leak.  
Under kitchen sink.



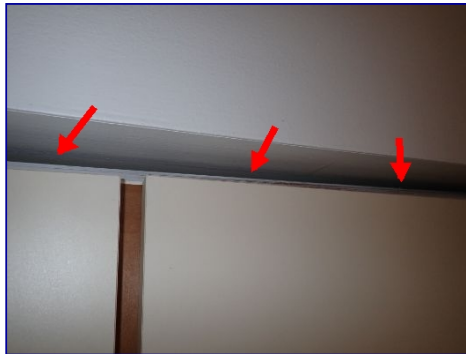
Trim damaged. Kitchen base plates.



Hinges loose. Doors and drawers  
misaligned. Kitchen.



Laminate loose. Kitchen doors.



Trim missing. Kitchen cabinets at  
ceiling.



Drawer guide loose. Kitchen at  
refrigerator.



Shelf warped. Kitchen.



Cabinet backing loose. Kitchen.



Cabinet loose. Half bathroom.

## 11. Mirrors

- FYI: No visible problems.

## 12. Fire Protection

• SAFETY HAZARD- Smoke alarms missing in areas. Repair. FYI: Install one smoke alarm for each level, one in each bedroom, and one in the bedroom hallway. Install smoke alarms on the ceiling at least 6" from the wall or on the wall no closer than 4" to the ceiling or refer to the manufacturer's installation instructions. Ensure that there is no door or other obstruction preventing smoke from reaching the alarm.



Smoke alarms missing in bedrooms.



Smoke alarm missing in hall.

## 13. Pests

• Evidence of pests. Repair or replace. FYI: Clean or replace contaminated materials. Seal all possible entry routes. Seal all holes in the walls, floor, and ceilings. Cabinets or cabinet backings may need to be removed to seal the wall or floor behind.



Evidence of pests. Inside kitchen cabinet.



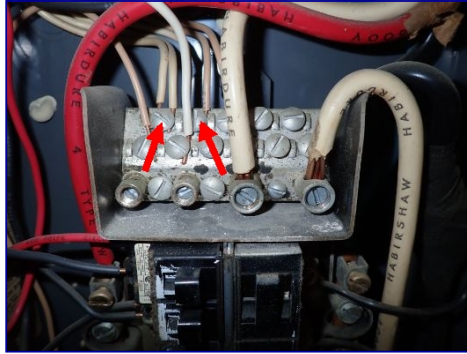
# Electrical

## 1. Service Entrance

- FYI: No visible problems. Limited visibility.

## 2. Electric Panel

- Multiple neutrals under one lug. Repair. FYI: Recommend one white neutral wire per lug. Reorganize the neutrals or install pigtails when other electric work is being done. The panel is old; recommend review by a qualified electrician.



Multiple neutrals under one lug.

## 3. Grounding

- FYI: No visible problems. Limited visibility.

## 4. Wiring

- SAFETY HAZARD- Wire clamp loose. Repair. FYI: Prevent damage or electrocution. Secure the wire clamp to the cabinet and around the outer wire sheathing.
- Cover loose. Repair. FYI: Prevent damage. Secure the loose box and cover or remove abandoned parts.



Wire clamp loose. Garbage disposal. Under kitchen sink.



Cover loose. Phone box on kitchen wall.

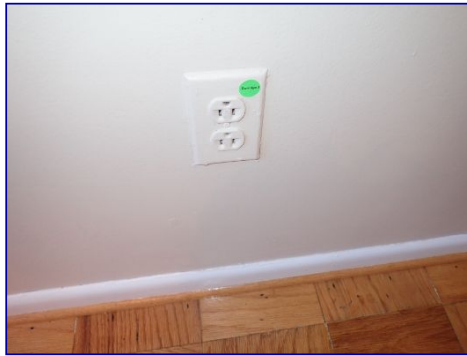
## 5. Receptacles

- SAFETY HAZARD- GFCI protection missing. Repair. FYI: (Ground Fault Circuit Interrupter) protection missing. Electrocution hazard. Recommend GFCI protection in the kitchen at countertops, bathrooms, laundry room, garage, crawlspace, unfinished basement, outside, and within six feet of all plumbing fixtures, and on 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.
- SAFETY HAZARD- Receptacles loose. Repair. FYI: Prevent electrocution, damage, or fire. Remove the cover plate to secure the receptacle to the box. Ensure that the boxes are secure and install the cover plate flush to the surface with no gaps. Recommend metal cover plates. Blue dots.
- SAFETY HAZARD- Receptacles worn. Replace. FYI: Loose connection to plug. Prevent overheating, damage, or burns. Replace all worn receptacles.





GFCI protection missing. Receptacle worn. Kitchen countertop.



Receptacle worn. Dining room.



Receptacle loose. Living room.



Receptacle loose. Living room.



Receptacle loose. Living room.



Receptacle loose. Living room.



Receptacle loose. Rear bedroom.



Receptacle loose. Rear bedroom.



GFCI protection missing. Receptacle loose.



Receptacle loose. Side bedroom.

## 6. Switches

- FYI: No visible problems.

## 7. Light Fixtures

- Bulb or light fixture inoperable. Repair. FYI: Install new bulbs and test for function.



Bulb inoperable. Rear bedroom.

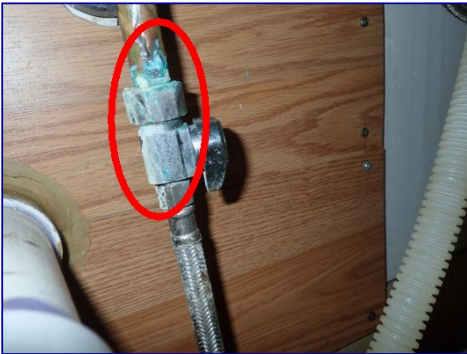
# Plumbing

## 1. Fuel

- FYI: No visible problems. Gas line not visible.

## 2. Water Shutoff Locations

- Corrosion visible. Repair or replace. FYI: Prevent leaks or water damage. Corrosion suggests a previous leak, reduces the lifespan of materials, and is more likely to form a new leak. Ensure that valve nuts or threaded connections are tight. Clean threaded connections and monitor for problems or replace corroded valves. The rust appears to be metal that has fallen from above.



Corrosion visible. Under kitchen sink.



Corrosion visible. Shower shutoff valve.

## 3. Water Supply

- FYI: No visible problems. Limited visibility.

## 4. Drain/Waste/Vent

- Corrosion visible. Replace. FYI: Prevent leaks. Thin-walled metal traps and pipes may develop pin holes when corrosion begins. Replace damaged pipes.
- Dissimilar plastics. Repair. FYI: Prevent leaks and water damage. Dissimilar plastics may expand and contract at different rates and typically require different types of glue. Recommend plastic pipes of the same material or use a rubber connector or threaded fittings.
- Water stains. Repair. FYI: Prevent damage from leaks. Clean the stains and secure loose plumbing or replace damaged components. Monitor for problems.



Corrosion visible. Kitchen sink tailpiece.



Dissimilar plastics. Water stains. Hall bathroom.

## 5. Toilets

- 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 runs. Repair. FYI: Prevent waste. Adjust or replace the valve, handle, and/or flapper.
- Toilet seat loose. Repair. FYI: Prevent damage or injury. Secure fasteners and replace any damaged hardware.
- Toilet seat damaged. Replace. FYI: Broken seat. Replace the toilet seat.



Toilet seat damaged. Half bathroom.



Toilet runs. Half bathroom.



Toilet seat damaged and loose. Hall bathroom.

## 6. Sinks

- Handle spins. Repair or replace. FYI: Ensure proper operation. Reinstall or replace the handle cartridge or replace the faucet.
- Rust and corrosion visible. Replace. FYI: Prevent leaks or water damage. Replace rusted and corroded parts. Monitor for problems.
- Caulk failed. Repair. FYI: Prevent leaks, water damage, or bacteria. Remove failed caulk, clean, and caulk around the sink perimeter. Use a countertop or bathroom caulk.
- Drain stopper damaged. Replace. FYI: Prevent further damage. Replace damaged parts.



Handle spins. Kitchen.



Rust and corrosion visible. Half bathroom drain stopper.



Caulk failed. Half bathroom.



Drain stopper damaged. Knob missing. Half bathroom.

## 7. Bathtubs

- Overflow cover upside down. Repair. FYI: Prevent leaks and water damage. Install the drain overflow cover with the holes on the bottom side. Ensure that the overflow drain is firmly attached to the bathtub and that the grommet is in good condition.
- Spout damaged. Repair or replace. FYI: Prevent leaks or damage. Corroded and leaking. Replace the spout.





Overflow cover upside down.



Spout damaged.

## 8. Shower

- Caulk missing. Repair. FYI: Prevent leaks or water damage. Caulk where the shower meets the wall and floor or trim, around the base of the shower pan, the top of the tile, and at all angled planes in or near the shower. Remove cracked grout and clean before caulking. Silicone sealant not recommended.
- Handle leaking. Repair or replace. FYI: Prevent water damage or waste. Clean or tighten the inner cartridge, replace O-rings, use a faucet and valve grease, or replace the handle.
- Caulk failed. Repair. FYI: Prevent leaks or water damage. Caulk where the shower meets the wall and floor or trim, around the base of the shower pan, the top of the tile, and at all angled planes in or near the shower. Silicone sealant not recommended.



Caulk missing. Hall bathroom.



Leak visible. Diverter handle.



Caulk failed.

# Heating and Air Conditioning

## 1. Thermostat

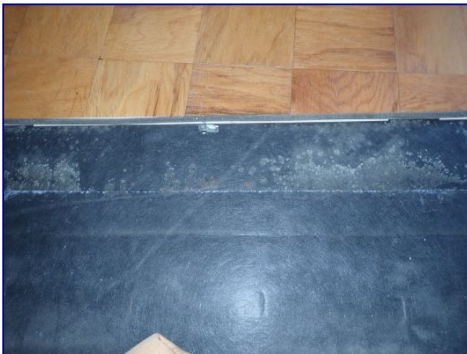
- FYI: No visible problems.

## 2. Air Filter

- FYI: No visible problems.

## 3. Room Heating and Cooling

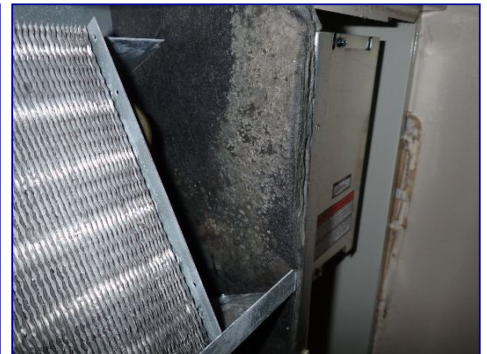
- HEALTH HAZARD- Organic growth visible. Repair. FYI: Prevent health issues. Clean or remove contaminated components.
- Cover blocked. Repair. FYI: Prevent damage or injury. The cover is blocked by drywall. Shave down the drywall directly in front of the cover.
- Coil dirty. Repair. FYI: Prevent damage or inefficient operation. Clean the evaporator coil.
- Algae guard old. Repair. FYI: Prevent slime mold. Clean the drain pan and replace the algae guard.
- Drain line kinked. Repair. FYI: Prevent blockage and water damage. Replace kinked drain lines.
- Convector dirty. Repair. FYI: Clean all dust and debris from inside and below the convector.
- Drain pan not visible and small. Further evaluation advised. FYI: Prevent water damage. Install drain pans large enough to capture any condensation from the water lines above.
- Standing water. Repair. FYI: Prevent organic growth or pests. Slope the drain pan towards the drain line.
- Repair visible. Further evaluation advised. FYI: Prevent drafts or pests. HVAC tape has been placed over the opening in the back of the convector. Wall opening behind the convector suspected. Monitor for problems.
- **Several concerns including organic growth visible, cover blocked, coil dirty, algae guard old, drain line kinked, convector dirty, drain pan not visible, drain pan small, standing water, and repair visible. Recommend a qualified HVAC contractor.**



Organic growth visible. Living room.



Organic growth visible. Living room.



Organic growth visible. Living room.



Cover blocked. Rear bedroom.



Organic growth visible. Rear bedroom.



Coil dirty (spackle). Rear bedroom.





Organic growth visible. Rear bedroom.



Organic growth visible. Rear bedroom.



Algae guard old. Rear bedroom.



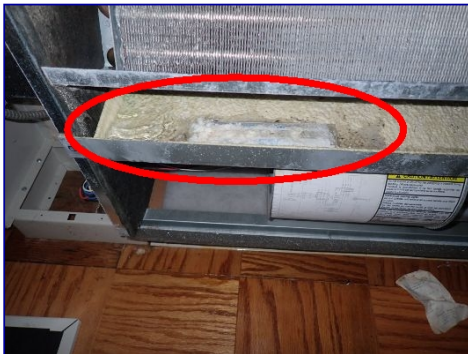
Drain line kinked. Rear bedroom.



Drain pan not visible. Rear bedroom.



Convactor dirty below filter. Rear bedroom.



Standing water. Rear bedroom.

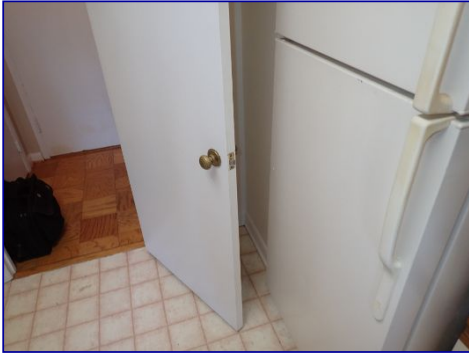


Repair visible. Tape over hole. Side bedroom.

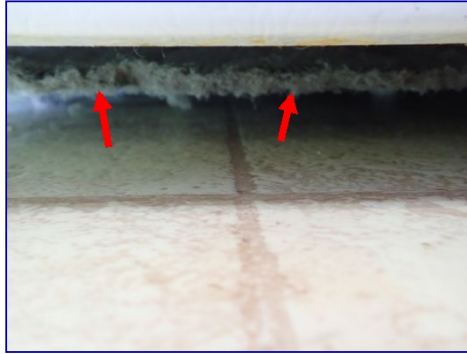
# Appliances

## 1. Refrigerator

- Coils dirty. Repair. FYI: Prevent reduced efficiency and lifespan. Clean the coils. 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. Recommend annual cleaning, or more often if there are pets in the house.
- Door hits kitchen door. Repair. FYI: Prevent damage. The refrigerator door does not fully open without closing the kitchen door. Remove the door or change the swing or type of door.
- Shelf guard missing. Repair. FYI: Prevent damage. Install or replace missing parts.
- Seal damaged. Replace. FYI: Prevent air leaks, condensation, mold or reduced efficiency. Replace the seal.



Refrigerator door hits kitchen door.



Coils dirty. Refrigerator bottom.



Shelf guard missing.



Seal damaged.

## 2. Dishwasher

- Dishwasher loose. Repair. FYI: Prevent damage. Secure to the countertop and/or cabinet side walls. Ensure that the dishwasher is level left-to-right and front-to-rear and that the weight is supported by all feet.
- Air gap dirty. Repair or replace. FYI: Prevent water damage. Clean the air gap and drain line or replace dirty or damaged parts.



Dishwasher loose.



Air gap dirty.

## 3. Garbage Disposal

- FYI: No visible problems.



## 4. Oven

- **SAFETY HAZARD-** Anti-tip bracket missing. Repair. FYI: Prevent spills, damage, or injury. Secure the oven. The anti-tip bracket is supplied by the manufacturer and prevents the oven from tipping when excess force or weight is applied to an open oven door.
- Oven dirty. Repair. FYI: Clean before use. Oven set off smoke alarm.
- Floor dirty. Repair. FYI: Clean the floor under the oven. Recommend side gap covers and periodic cleaning.



Anti-tip bracket missing.



Floor dirty. Under oven.



Oven dirty.

## 5. Cooktop

- **SAFETY HAZARD-** Clearance to combustibles missing. Repair. FYI: Prevent burns or damage. Refer to the manufacturer's installation instructions for required clearance to combustibles. Recommend installing tile, sheet metal, etc.



Clearance to combustibles missing.

## 6. Microwave

- **Microwave damaged.** Repair or replace. FYI: Replace damaged parts or replace the microwave.



Microwave damaged.

## 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 minor and major concerns be addressed, that repairs be done by qualified professionals, and that copies of all receipts, warranties, and permits be obtained. This summary is not intended to be a punchlist for the seller. I recommend that you create your own list for the items that you would like the seller to address.

### Structure

Page 9 Item: 3	Floor	<ul style="list-style-type: none"> <li>• <b>Floor openings. Repair. FYI: Prevent drafts, pests, or energy loss. The openings communicate with the unconditioned utility room below. Seal the openings with sheet metal, firestopping, etc.</b></li> </ul>
----------------	-------	---

### Insulation, Ventilation, and Exhaust

Page 10 Item: 1	Building Ventilation or Exhaust	<ul style="list-style-type: none"> <li>• <b>Exhaust fans inoperable. Further evaluation advised. FYI: Remove moisture and exhaust from the interior. At the time of the inspection, there was no draw on any of the exhaust vents. It appears as if the fans are not operating or not installed at all. Recommend contacting the building supervisor or maintenance.</b></li> </ul>
-----------------	---------------------------------	---

### Interior

Page 12 Item: 4	Walls	<ul style="list-style-type: none"> <li>• <b>Several concerns including caulk failed, holes in wall, water stains, paint missing, walls damaged, organic growth visible, and grout stained.</b></li> </ul>
Page 13 Item: 5	Ceilings	<ul style="list-style-type: none"> <li>• <b>Moisture evident above hall shower at exhaust vent. Repair. FYI: Prevent further damage or organic growth. Recommend removing the wallboard to inspect for damage or leaks above the ceiling. Repair bathroom sealant, plumbing leaks, etc. Monitor for problems.</b></li> </ul>
Page 17 Item: 10	Cabinets	<ul style="list-style-type: none"> <li>• <b>Several concerns including doors and drawers misaligned, trim damaged and missing, laminate loose and damaged, drawer guide loose, cabinet backing loose, cabinet loose, and shelf warped.</b></li> </ul>

### Heating and Air Conditioning

Page 25 Item: 3	Room Heating and Cooling	<ul style="list-style-type: none"> <li>• <b>Several concerns including organic growth visible, cover blocked, coil dirty, algae guard old, drain line kinked, convactor dirty, drain pan not visible, drain pan small, standing water, and repair visible. Recommend a qualified HVAC contractor.</b></li> </ul>
-----------------	--------------------------	--

### Appliances

Page 28 Item: 5	Cooktop	<ul style="list-style-type: none"> <li>• <b>SAFETY HAZARD- Clearance to combustibles missing. Repair. FYI: Prevent burns or damage. Refer to the manufacturer's installation instructions for required clearance to combustibles. Recommend installing tile, sheet metal, etc.</b></li> </ul>
Page 28 Item: 6	Microwave	<ul style="list-style-type: none"> <li>• <b>Microwave damaged. Repair or replace. FYI: Replace damaged parts or replace the microwave.</b></li> </ul>