



**AccuSpec Inspections**  
**www.AccuSpec.biz**  
**(757) 463-1502**

Inspected By:  
**Bruce Chinery**

Referral Information  
**AccuSpec Administration**

Client Information: Record Number 24645

**Jenkins, Jim and Barbara**  
**519 Investors Row**  
**Virginia Beach, VA**

Inspected 4/2/05 8:00am

Property Picture

*Picture*

PLEASE READ:

*Important General Comments (rev 030905)*

The purpose of this inspection and report is to visually and operationally inspect the property for the purpose of identifying and reporting signs of significant deficiencies that may have a substantial impact on the market value of the property (repair costs of at least \$1000 per line item). This inspection and report are provided according to the terms of the Company's included Inspection Agreement.

Signs of minor deficiencies may be reported for your convenience. It is possible that some signs of minor deficiencies may in fact be signs of HIDDEN more significant deficiencies.

Observed safety hazards are reported as deficiencies without regard to repair costs.

All DEFICIENCIES and RECOMMENDATIONS should be further evaluated PRIOR TO CONCLUDING PURCHASE NEGOTIATIONS and repaired if necessary by a qualified, licensed contractor. Receipts should be obtained indicating the contractor's license number, the details of the work performed, and the contractor's warranty.

You MUST review the entire report to insure that you have been completely advised. Deficiencies and recommendations may be included in the DETAILS SECTIONS which are NOT INCLUDED in the SUMMARY Section.

This inspection is limited to the readily accessible areas of the property. We cannot see through walls or furniture, under carpet, or in places we cannot access, etc.

This report is for the sole, confidential, and exclusive use of our client only.

This report does not represent the condition of any item after the date/time of the inspection or not specifically included in the report.

NO WARRANTY or GUARANTEE is included with a home inspection. Third party warranties are available from your Realtor. AccuSpec recommends that you obtain a warranty, especially if your home is over 10 years old.

Questions about this report? Please call your inspector.

Thank you for your business. We sincerely appreciate it.

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Main Structure Type	<i>Detached Single Family, Attached Garage</i>
Occupancy	<i>Occupied</i>
Weather	<i>Dry, Overcast, 61-70 degrees</i>
People Present	<i>Inspector Only</i>
Report Delivered	<i>Via Selling Agent, Via E-Mail</i>
Inspection Completion Time	<i>Time Completed</i> (Does not include an additional 20 minutes for review with client). Time - 1330

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# Inspection Summary

AccuSpec Inspections  
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Record 24645 - Jenkins, Jim and Barbara 519 Investors Row, Virginia Beach, VA

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## Deficiencies - Service / Repair

### ROOF

#### Flashings

Loose flashing observed. Flashings in good repair are designed to help maintain the roofs water tight integrity.  
Location/s - along the entire ridge of the main roof (ridge cap flashing).

### EXTERIOR

#### Wall Covering

Signs of wood destroying insects observed.....small amounts of boring insect damage in approximately a dozen siding boards. Our company is not licensed to perform wood destroying insect inspections. Inspection for and discovering and identifying wood destroying insects is beyond the scope of this inspection. Determining whether or not insects are active or not is beyond the scope of this inspection.

Hidden damage may exist. It is not possible to determine the extent of any hidden damage without removing building components, which is beyond the scope of this inspection.

Recommend further evaluation and/or treatment and/or repair if necessary by a qualified, licensed pest control contractor.

### GARAGES

#### Door Opener/s

The electro-mechanical safety reverse needs adjustment or repair. When closing the door and the door encounters resistance, the opener should reverse the direction of the door's travel. Some older openers may not have a reversing mechanism, in which case we recommend upgrading the opener to include a safety reversing system.

### ELECTRIC 2

#### Wiring Method/s

Electrical junction/s is/are not in junction boxes. For safety, all wiring connections should be properly enclosed in junction boxes. Location/s - in attic at roof fan thermostat.

#### Receptacles

Exterior receptacles are missing water tight covers. Install covers....water and electricity do not get along very well together. Location/s - front porch.

No power to receptacle/s. Components may be disconnected / defective or there may be a switch or circuit breaker which was not discovered during the inspection. Location/s - counter top receptacle adjacent to refrigerator in kitchen.

#### Switches / Fixtures

Some lights were inoperative....showers, hallways, and recessed fixtures. Have bulbs replaced and check all the fixtures at your final walk through inspection.

#### Other

Extension cord / lamp cord type material is installed as permanent wiring. This is an unsafe practice since wires and connections can overheat and are subject to physical damage. Location/s - well pump.....should have permanent wiring installed by a qualified electrician.

### HT PMP/S

#### Condensate Drain/s

Condensate lines are tied together in the attic. This somewhat defeats the purpose of having two drains and results in a drain system that is more likely to overflow into interior ceilings. Recommend installing two separate drain pipes to the outside of the home.

## Deficiencies - Service / Repair

### PLUMBING 1

#### DWV Pipes / Shower Pan/s

Leaking plumbing is draining into the crawl space. Location/s - drain under the front bathroom...a very slow, small leak, but it should be corrected since it will only get worse and cause more problems to repair later,

### INTERIOR

#### Steps / Stairs / Railings

Balusters are too far apart. They should be no further than 4 inches apart to reduce the potential for injury to small children. Location/s - main stairs and landing/balcony/hall area.

#### Doors

Some doors need adjustment or repair to operate properly. Location/s - master bedroom entry....due to a small amount of typical settlement.

#### Windows

Window/s is/are "fogged." Seal/s is/are defective and condensation has occurred between the glasses. Deficiency is primarily cosmetic, however repair generally requires window replacement. Location/s - 1st level left side, possibly others.

Defective window opener mechanisms were observed. Location/s - the handles are loose in a few locations.

### ATTIC

#### Attic Stairs

For proper operation and safety, the manufacturer requires the feet of the pull down stairs to be cut at the proper angle so they are flush against the floor.

#### Roof/Ceiling Structure

Cracked rafter/s observed in the attic. Rafters provide structural support to the roof and should be repaired. Location/s - multiple cracked rafter ends observed at roof ridge to left of attic entrance. Have further evaluated and/or repaired.

#### Ventilation

The attic fan motor is seized. The fan is inoperative.

## Minor Deficiencies - Service / Repair

### GROUNDS

#### Trees/Vegetation (within 8 ft. of building)

Vegetation is in contact with the structure. Trimming back all vegetation at least 18" around the structure will improve ventilation and will help control moisture, insects, and abnormal wear and tear on building components.

### ROOF

#### Drainage System

Gutters and/or downspouts are missing or damaged in sections. Gutters and downspouts should be kept in good repair to divert rain water away from the structure....minor damage to left side gutter.

### EXTERIOR

#### Protective Coatings

Exterior surfaces need painting, caulking, etc. This is important for wood preservation and to help prevent water entry. This is not considered a deficiency, but is simply a maintenance item. Most surfaces are in good shape. The only area observed in need of paint now is the right front corner fascia board. There may be other areas that are not visible due to gutters or other obstructions.

## Minor Deficiencies - Service / Repair

### HT PMP/S

#### Switches and Controls

The upper unit thermostat indicator for AUX heat is inoperative....the AUX heat was operating at the time of the inspection.

## General Comments and Recommendations

### ROOF

#### Specific Limitations

In the interest of the inspector's safety, the roof was not "walked" because of its pitch and/or height.

Decking is installed over some sections of the flat roof. These sections are not visible for inspection.

### EXTERIOR

#### Attached Decks / Balconies

No hand / guard rails observed. Hand and guard rails are recommended to help prevent injury from falls. Location/s - upper deck steps.

### GARAGES

#### Specific Limitations

The visibility and accessibility of the garage was limited by an extremely large amount of stored personal effects and shelving.

### HT PMP/S

#### Compressor Unit Age

The compressor units appear to be over 12 yrs old. Typically a heat pump system will require significant repair or replacement after about 12 yrs, however we have inspected some that have lasted up to 20 yrs. Recommend further evaluation of both entire systems by a qualified HVAC contractor due to age of equipment.

#### Air Handler / Coil Unit Age

Equipment has exceeded its typical life expectancy. We recommend a more thorough evaluation by a heating and air conditioning contractor.

### PLUMBING 2

#### Outside Fixtures

Water supply to the outside shower was apparently turned off. It is beyond the scope of a home inspection to determine the cut off locations or to operate the valves. Have supply valves opened and check spigots and shower head for proper operation at walk through inspection.

### WATER HTR/S

#### Temperature

The water temperature is high. To help prevent scalding, the water temperature should be adjusted by a qualified contractor and kept below 115 degrees. Approximate temperature - 135.

### INTERIOR

#### Signs of Water Entry

DRY stains observed. There may be others not specifically reported. Unable to determine if active leaking exists. If further evaluation is desired, contact a qualified contractor. Location/s - under laundry area window in wall, and at downstairs slider door in floor.

#### Other

## General Comments and Recommendations

### FIREPLACE/S

#### Specific Limitations

Gas logs are not typically ignited if pilots are not lit. Check gas logs at final walk through inspection.

#### Fireplace Type / Location

Gas logs are present. Be sure to have carbon monoxide detectors installed according to manufacturer's directions.

# Inspection Report Details

Record 24645 - Jenkins, Jim and Barbara 519 Investors Row, Virginia Beach, VA

## RESOURCES

Satisfactory

### Home Reference Book - Access and Password Information

As an AccuSpec Client, you have access to our web based Home Reference Book. Our book is always updated, does not take up any space in your home, and will never get misplaced.

To view our Home Reference Book, go to our web site at [www.AccuSpec.biz](http://www.AccuSpec.biz). Your password is "-----."

Satisfactory

### Energy Services Offer - Information

We are Authorized Virginia Power Auditors and VA State Certified Energy Raters. We perform a variety of energy related services, including residential energy audits. If your home is over 15 years old, it's a great candidate for energy usage testing and improvement.

A small investment in energy savings pays you back over and over and over again in energy cost savings.

As an AccuSpec Home Inspection Client, we would like to offer you a 10 % savings on any of our Energy Related Inspections performed within 60 days of this inspection.

More details are available at [www.AccuSpec.biz](http://www.AccuSpec.biz).

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### Life Expectancies - Information

Equipment and building components Life Expectancies are available on our web site at [www.AccuSpec.biz](http://www.AccuSpec.biz). Go to Technical Library, About Your House.

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### Technical Library - Information

A Technical Library of Information is on our web site at [www.AccuSpec.biz](http://www.AccuSpec.biz).

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### Inspection Standards - ASHI Standards of Practice

Our inspections are conducted to the Standards of Practice of the American Society of Home Inspectors (ASHI). The standards can be found at either [www.AccuSpec.biz](http://www.AccuSpec.biz) or at [www.ashi.com](http://www.ashi.com).

## GROUNDINGS

Satisfactory

### GROUNDINGS SECTION - General Comments / Limitations

Small settlement cracks in sidewalks, drives, and patios are common and are not typically reported as deficiencies.

Trees are not inspected or reported on unless they appear to be contacting or growing into the structure. It is your responsibility to insure that trees in close proximity to the structure are properly managed so that the potential for damage to the structure is minimized.

Grading and landscaping should be maintained to insure that water runs away from the structure.

Satisfactory

### Drives / Walks / Patio Type/s - Concrete

Satisfactory

### Drives / Walks / Patios - ---typical cracks and / or settlement

Satisfactory

### Grading (within 8" of foundation) - Inspected

Minor Deficiencies  
- Service / Repair

### Trees/Vegetation (within 8 ft. of building) - contacting structure

Vegetation is in contact with the structure. Trimming back all vegetation at least 18" around the structure will improve ventilation and will help control moisture, insects, and abnormal wear and tear on building components.

## ROOF

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Satisfactory

### ROOF SECTION - General Comments/ Limitations

Objective: Inspect for VISIBLE EVIDENCE of whether or not roof is in a watertight condition. A satisfactory roof inspection is NOT a guarantee that leaks are not present. Leaking can occur in areas which are not visible.

If any roof component/s is/are found to be deficient, then we recommend that ALL roof components be further evaluated and or repaired as necessary by a qualified, licensed contractor.

In the interest of the inspector's safety, some roofs are inspected from the ground only, in which case some sections may not be visible.

If downspouts are present, we recommend extending the discharge of water away from the foundation.

General Comments  
and  
Recommendations

### Specific Limitations - Pitch / Height, Decking

In the interest of the inspector's safety, the roof was not "walked" because of its pitch and/or height.

Decking is installed over some sections of the flat roof. These sections are not visible for inspection.

Satisfactory

### Method of Inspection - Top of Ladder, From Ground (Binoculars)

Satisfactory

### Roof Covering Type - Asphalt Shingles, typical life is 14-18 yrs

Satisfactory

### Chimney Type/s - Masonry

Satisfactory

### Chimney/s - Top / Cover was Not Visible

Satisfactory

### Roof Flashing Type/s - Neoprene Pipe Collars, Aluminum

Deficiencies -  
Service / Repair

### Flashings - loose

Loose flashing observed. Flashings in good repair are designed to help maintain the roofs water tight integrity.

Location/s - along the entire ridge of the main roof (ridge cap flashing).

Satisfactory

### Skylight/s - Inspected

Minor Deficiencies  
- Service / Repair

### Drainage System - Gutters and Downspouts, ---minor damage to gutters/downspouts, damaged /missing

Gutters and/or downspouts are missing or damaged in sections. Gutters and downspouts should be kept in good repair to divert rain water away from the structure....minor damage to left side gutter.

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## EXTERIOR

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Satisfactory

### EXTERIOR SECTION - General Comments / Limitations

Small typical settlement cracks are usually present in masonry and small splits (checking) are usually present in wood components. Determining whether or not any crack, small or large, is indicative of active settlement is beyond the scope of a home inspection. If further analysis is desired, contact a qualified contractor or structural engineer.

Damage is frequently observed to exterior wood components, including, but not necessarily limited to indicated locations. Frequently this type of damage is concealed by paint or vegetation and is NOT VISIBLE. If further evaluation is desired or recommended, then ALL exterior wood components should be further evaluated.

Wall cladding (aluminum, vinyl, etc.) may conceal damage to cladded components. We cannot see through the cladding and it is not removed or damaged in the course of this inspection.



## EXTERIOR

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Satisfactory

**Stoops / Steps / Porches - Inspected**

General Comments  
and  
Recommendations

**Attached Decks / Balconies - Inspected, no hand / guard rails**

No hand / guard rails observed. Hand and guard rails are recommended to help prevent injury from falls. Location/s - upper deck steps.

Satisfactory

**Wall Covering Type - Wood**

Deficiencies -  
Service / Repair

**Wall Covering - ---typical small cracks / checking / spalling, ---typical minor damage**

Signs of wood destroying insects observed.....small amounts of boring insect damage in approximately a dozen siding boards. Our company is not licensed to perform wood destroying insect inspections. Inspection for and discovering and identifying wood destroying insects is beyond the scope of this inspection. Determining whether or not insects are active or not is beyond the scope of this inspection.

Hidden damage may exist. It is not possible to determine the extent of any hidden damage without removing building components, which is beyond the scope of this inspection.

Recommend further evaluation and/or treatment and/or repair if necessary by a qualified, licensed pest control contractor.

Satisfactory

**Trim Work Type - Wood**

Satisfactory

**Trim Work - ---typical minor damage, various locations**

Minor Deficiencies  
- Service / Repair

**Protective Coatings - needs paint/caulk now**

Exterior surfaces need painting, caulking, etc. This is important for wood preservation and to help prevent water entry. This is not considered a deficiency, but is simply a maintenance item. Most surfaces are in good shape. The only area observed in need of paint now is the right front corner fascia board. There may be other areas that are not visible due to gutters or other obstructions.

Satisfactory

**Windows / Doors - Inspected**

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## GARAGES

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General Comments  
and  
Recommendations

**Specific Limitations - Extreme Storage and Shelving**

The visibility and accessibility of the garage was limited by an extremely large amount of stored personal effects and shelving.

Satisfactory

**Vehicle Door/s - Inspected**

Deficiencies -  
Service / Repair

**Door Opener/s - electro reverse**

The electro-mechanical safety reverse needs adjustment or repair. When closing the door and the door encounters resistance, the opener should reverse the direction of the door's travel. Some older openers may not have a reversing mechanism, in which case we recommend upgrading the opener to include a safety reversing system.

Satisfactory

**Steps / Stairs / Railings - Inspected**

Satisfactory

**Floor Slab - Inspected, ---small cracks**

## ELECTRIC 1

Satisfactory

### ELECTRICAL SECTION - General Comments / Limitations

VISIBLE electrical components only are inspected. We cannot see through the walls.

We strongly recommend further evaluation and/or repair of all electrical deficiencies by a qualified, licensed electrician. Typically these deficiencies are safety related and can lead to serious personal injury or property damage if not corrected.

A representative number only of outlets, fixtures, circuits, and panel components are inspected. If deficiencies are reported, then we recommend that ALL outlets, fixtures, circuits and panel components be further evaluated.

GFCI protection is recommended for all exterior, bath, garage, and kitchen receptacles to reduce potential for personal injury.

The electrical inspection of occupied structures is typically limited by furniture and other personal effects.

Satisfactory

### Service Entry Type/s - Underground Lateral

Satisfactory

### System Ground Type - Ground Rod

Satisfactory

### Service Amps / Volts Type - 150 amps

Satisfactory

### Main Disconnect/s Location - Main Panel/s

Satisfactory

### Main Panel/s Type / Locatn - Breakers, 2/0, Aluminum Entry Conductor, Garage

Satisfactory

### 120v Branch Wire Type/s - Copper

## ELECTRIC 2

Satisfactory

### Wiring Method Type/s - Romex Type

Deficiencies -  
Service / Repair

### Wiring Method/s - ext / lamp cord, unboxed junction

Electrical junction/s is/are not in junction boxes. For safety, all wiring connections should be properly enclosed in junction boxes. Location/s - in attic at roof fan thermostat.

Deficiencies -  
Service / Repair

### Receptacles - cover missing, exterior, no power

Exterior receptacles are missing water tight covers. Install covers....water and electricity do not get along very well together. Location/s - front porch.

No power to receptacle/s. Components may be disconnected / defective or there may be a switch or circuit breaker which was not discovered during the inspection. Location/s - counter top receptacle adjacent to refrigerator in kitchen.

Satisfactory

### GFCI/s - Inspected

Deficiencies -  
Service / Repair

### Switches / Fixtures - Inspected (a representative number only), many lights inop

Some lights were inoperative....showers, hallways, and recessed fixtures. Have bulbs replaced and check all the fixtures at your final walk through inspection.

Satisfactory

### Ceiling/Whole House Fan/s - Inspected (a representative number)

## ELECTRIC 2

### Deficiencies - Service / Repair

#### Other - Remarks

Extension cord / lamp cord type material is installed as permanent wiring. This is an unsafe practice since wires and connections can overheat and are subject to physical damage. Location/s - well pump.....should have permanent wiring installed by a qualified electrician.

## HT PMP/S

### Satisfactory

#### HEAT PUMP SECTION - General Comments / Limitations

Typically, the heat pump is tested in either the heating or the cooling mode, depending on the season, but not in both modes for fear of damaging the equipment.

If any deficiencies are reported then we recommend further evaluation and/or repair of the ENTIRE heat pump system.

Finished rooms over garages are difficult to heat and cool with a central system. Usually supplemental room heating and air conditioning is required.

Heat pumps should be serviced at least once per year, PRIOR TO THE COOLING SEASON, by a qualified contractor. Typical life expectancy of the compressor is 7-12 yrs..of the entire system is 12-20 yrs. Heat pump conditioned air is distributed via a ducted, forced air system.

### Satisfactory

#### Fuel / Type/s / Zone/s - Electricity, Central Unit's, Air to Air, Downstairs, Upstairs

### General Comments and Recommendations

#### Compressor Unit Age - over 12 yrs old

The compressor units appear to be over 12 yrs old. Typically a heat pump system will require significant repair or replacement after about 12 yrs, however we have inspected some that have lasted up to 20 yrs. Recommend further evaluation of both entire systems by a qualified HVAC contractor due to age of equipment.

### General Comments and Recommendations

#### Air Handler / Coil Unit Age - over 20 yrs old

Equipment has exceeded its typical life expectancy. We recommend a more thorough evaluation by a heating and air conditioning contractor.

### Satisfactory

#### Filter/s - Washable, Return Grill/s

### Deficiencies - Service / Repair

#### Condensate Drain/s - tied together in attic

Condensate lines are tied together in the attic. This somewhat defeats the purpose of having two drains and results in a drain system that is more likely to overflow into interior ceilings. Recommend installing two separate drain pipes to the outside of the home.

### Satisfactory

#### Visible Ducts / Distribution - Inspected

### Satisfactory

#### Heating Temps (degrees) - Stage 1 Rise 15-20 Degrees, Stage 2 Temps Satisfactory, Emergency Temp Satisfactory

### Satisfactory

#### Cooling Differential (degrees) - 10-15 degrees

### Minor Deficiencies - Service / Repair

#### Switches and Controls - Inspected

The upper unit thermostat indicator for AUX heat is inoperative....the AUX heat was operating at the time of the inspection.

## PLUMBING 1

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Satisfactory

### PLUMBING SECTION - General Comments / Limitations

VISIBLE plumbing only is inspected. We cannot see through the walls or into the slab.

Standing water shower pan tests are not performed on showers above the first level of structure.

The plumbing inspection is typically limited by household furnishings and stored goods under sinks.

Shower and tub enclosures should be properly caulked/grouted to help prevent water damage to walls and floors.

Satisfactory

### Gas Shut Off Locatn - Meter, Left Side of Home

Satisfactory

### Water Shut Off Locatn - Meter

Satisfactory

### Water Supply Pipe Type - Copper

Satisfactory

### Water Distribution Pipe Type/s - Copper

Satisfactory

### Functional Pressure / Flow - Inspected

Satisfactory

### DWV Pipe Type/s - Plastic

Deficiencies -  
Service / Repair

### DWV Pipes / Shower Pan/s - drain leak into crawl

Leaking plumbing is draining into the crawl space. Location/s - drain under the front bathroom...a very slow, small leak, but it should be corrected since it will only get worse and cause more problems to repair later,

## PLUMBING 2

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Satisfactory

### Toilets - Inspected

Satisfactory

### Sinks - Inspected

Satisfactory

### Tubs / Showers - Inspected

Satisfactory

### Bathroom Ventilation - Inspected

General Comments  
and  
Recommendations

### Outside Fixtures - supply off, shower supply off, winterized, not inspected

Water supply to the outside shower was apparently turned off. It is beyond the scope of a home inspection to determine the cut off locations or to operate the valves. Have supply valves opened and check spigots and shower head for proper operation at walk through inspection.

Satisfactory

### Cross Connections - None Observed

Satisfactory

### Well Pump - Inspected, winter - did not operate

The pump is not operated during the winter. The water in the lines may freeze and burst the lines.

## WATER HTR/S

Satisfactory

### WATER HEATER SECTION - General Comments / Limitations

Typical life expectancy of a water heater is 8-15 yrs.

Satisfactory

### Water Heater Fuel / Type - Electricity, Direct Tank

Satisfactory

### Tank Size - 50 gallons

Satisfactory

### Approx Age - 6-9 yrs

General Comments  
and  
Recommendations

### Temperature - over 120 degrees

The water temperature is high. To help prevent scalding, the water temperature should be adjusted by a qualified contractor and kept below 115 degrees. Approximate temperature - 135.

## INTERIOR

Satisfactory

### INTERIOR SECTION - General Comments/ Limitations

A representative number only of windows are operated / inspected. If deficiencies are reported, then we recommend that ALL windows be further evaluated.

Interior inspection of occupied structures is typically limited by floor coverings, furniture and other personal effects.

Steps, stairs, landings, etc. should have hand and/or guardrails installed to reduce potential for personal injury. Balusters should be no further than 4 inches apart to reduce potential for injury to small children.

Carbon monoxide detectors are highly recommended if there is an attached garage or any fossil fuel burning equipment present, including gas, oil, or wood burning appliances, heating systems, fireplaces, stoves, etc.

Satisfactory

### Wall Structure Type - Wood Frame

Satisfactory

### Walls - ---typical cracks/unevenness

Satisfactory

### Ceilings / Floors - ---typical unevenness in floors

Deficiencies -  
Service / Repair

### Steps / Stairs / Railings - balusters too far apart

Balusters are too far apart. They should be no further than 4 inches apart to reduce the potential for injury to small children. Location/s - main stairs and landing/balcony/hall area.

Deficiencies -  
Service / Repair

### Doors - need adjustment

Some doors need adjustment or repair to operate properly. Location/s - master bedroom entry....due to a small amount of typical settlement.

Deficiencies -  
Service / Repair

### Windows - fogged, defective opener mechanism

Window/s is/are "fogged." Seal/s is/are defective and condensation has occurred between the glasses. Deficiency is primarily cosmetic, however repair generally requires window replacement. Location/s - 1st level left side, possibly others.

Defective window opener mechanisms were observed. Location/s - the handles are loose in a few locations.

Satisfactory

### Skylight/s - Inspected (a representative number)

## INTERIOR

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Satisfactory

**Cabinets / Counter Tops - Inspected (a representative number)**

Satisfactory

**Smoke Detectors - Inspected**

General Comments  
and  
Recommendations

**Signs of Water Entry - dry stains observed**

DRY stains observed. There may be others not specifically reported. Unable to determine if active leaking exists. If further evaluation is desired, contact a qualified contractor. Location/s - under laundry area window in wall, and at downstairs slider door in floor.

General Comments  
and  
Recommendations

**Other - Remarks**

## FIREPLACE/S

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General Comments  
and  
Recommendations

**Specific Limitations - Gas Logs Not Lit**

Gas logs are not typically ignited if pilots are not lit. Check gas logs at final walk through inspection.

General Comments  
and  
Recommendations

**Fireplace Type / Location - Masonry, Gas Logs, Masonry Flue**

Gas logs are present. Be sure to have carbon monoxide detectors installed according to manufacturer's directions.

## APPLIANCES

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Satisfactory

**APPLIANCES SECTION - General Comments / Limitations**

Appliances are tested for BASIC functionality only. Self cleaning oven functions are NOT TESTED. Timers and controls are NOT CHECKED through all cycles and settings. Ice makers are NOT INSPECTED.

Satisfactory

**Range/Oven - Inspected**

Satisfactory

**Microwave - Inspected**

Satisfactory

**Refrigerator - Satisfactory Temperatures**

Satisfactory

**Dishwasher - Inspected**

Satisfactory

**Exhaust Fan - Inspected**

Satisfactory

**Garbage Disposal - Inspected**

Satisfactory

**Clothes Washer - Inspected**

Satisfactory

**Clothes Dryer - Inspected**

## APPLIANCES

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Satisfactory

**Dryer Vent - Inspected**

## ATTIC

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Satisfactory

**ATTIC SECTION - General Comments / Limitations**

Inspection of the attic is typically limited by low clearance and deep insulation.

Satisfactory

**Method of Inspection - Entered Space**

Deficiencies -  
Service / Repair

**Attic Stairs - pull down steps not cut properly**

For proper operation and safety, the manufacturer requires the feet of the pull down stairs to be cut at the proper angle so they are flush against the floor.

Satisfactory

**Roof/Ceiling Structure Type/s - 16 inch Rafters / Joists, 16 inch Joists, Plywood Sheath**

Deficiencies -  
Service / Repair

**Roof/Ceiling Structure - cracked rafter**

Cracked rafter/s observed in the attic. Rafters provide structural support to the roof and should be repaired. Location/s - multiple cracked rafter ends observed at roof ridge to left of attic entrance. Have further evaluated and/or repaired.

Satisfactory

**Insulation Type/s - Batt, 5-6 inches**

Satisfactory

**Ventilation Type/s - Soffit, Roof Louver/s, Power Fan**

Deficiencies -  
Service / Repair

**Ventilation - motor seized**

The attic fan motor is seized. The fan is inoperative.

Satisfactory

**Vapor Retardant Type/s - Batt Backing**

Satisfactory

**Kitchen / Bath Vent Ducts - None Observed**

Satisfactory

**Signs of Water Entry - No Visible Evidence**

## SLAB

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Satisfactory

**SLAB SECTION - General Comments / Limitations**

Inspection of the slab is typically limited by floor coverings, furniture, etc.

Satisfactory

**Slab - Poured Concrete**

## FOUNDATION

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Satisfactory

### **FOUNDATION SECTION - General Comments / Limitations**

Most foundation areas, particularly basements, have water penetration periodically. There may be wood damage in areas which are NOT VISIBLE.

Insulation typically limits the inspection of wood components. Insulation and vapor retarders are not disturbed / moved / pulled back etc. during a home inspection.

A wood destroying insect inspection should be conducted once per year by a qualified pest control operator.

Satisfactory

### **Insp Method / Foundatn Type - Entered Space, Crawl Space**

Satisfactory

### **Foundation Type - Piers, Stemwall, Wood Beams, Wooden Sill/s, Cement Block**

Satisfactory

### **Floor Structure Type - 16 inch Joists, Plywood**

Satisfactory

### **Predominant Insulation Type - Batts, 5-6 inches**

Satisfactory

### **Predominant Ventilation - Wall Vents**

Satisfactory

### **Vapor Retardant - Batt Backing**

Satisfactory

### **Moisture Conditions - No Significant Moisture Observed**