

Date: 1/5/2007	Time: 3:01 PM	Report ID: 010520070900
Property: 123 New House Lane My Town, VA	Customer: Mr. First Time Homebuyer	Real Estate Professional: Joe Realtor Best Real Estate

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Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

- **Inspected** = The item, component or unit was observed and / or operated and no visual deficiencies were noted with exception to normal wear and tear.
- **Not Inspected**= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.
- **Partial Inspection**= I could not perform a complete inspection of this item, component or unit and made no representations of whether or not it was functioning as intended. I will state a reason for not performing a complete inspection and any appropriate recommendations.
- **Not Present** = This item, component or unit is not in this home or building.
- **Repair or Replace** = The item, component or unit was inspected and is not functioning as intended or needs further inspection by a qualified contractor or handyman. Items, components or units that can be repaired to satisfactory condition may not need replacement.
- **For Your Information** =The home inspector reserves this comment to provide information to you about items, components or units in your new home.

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The inspection and report is not valid unless it is presented with a copy of the Pre-Inspection Agreement that is signed by both parties.

Age Of Home:
Reported to be built in 1985

Client Is Present:
Yes

Weather:
Clear

Temperature (degrees fahrenheit):
60-65

Rain in last 3 days:
No

General Summary



Ken Melton's Homebuyer Inspections

**3936 Silina Drive
Virginia Beach, VA 23452-2230
(757) 717-6098**

Customer

Mr. First Time Homebuyer

Property Address

123 New House Lane
My Town, VA

THIS SUMMARY REPORT IS THE PROPERTY OF KEN MELTON'S HOMEBUYER INSPECTIONS AND THE CLIENT(S) AND IS VALID FOR THE DATE OF THE INSPECTION ONLY. COPIES OF THIS INSPECTION SUMMARY REPORT ARE DISTRIBUTED TO OTHER PARTIES AS A COURTESY AND SHALL NOT BE USED FOR ANY FUTURE TRANSACTIONS ON THIS PROPERTY.

This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1 APPLIANCES

1.0 RANGES/OVENS/COOKTOPS

See Comments Below

REPAIR OR REPLACE: Control knobs for oven is damaged. Have repaired and retest at walkthrough.

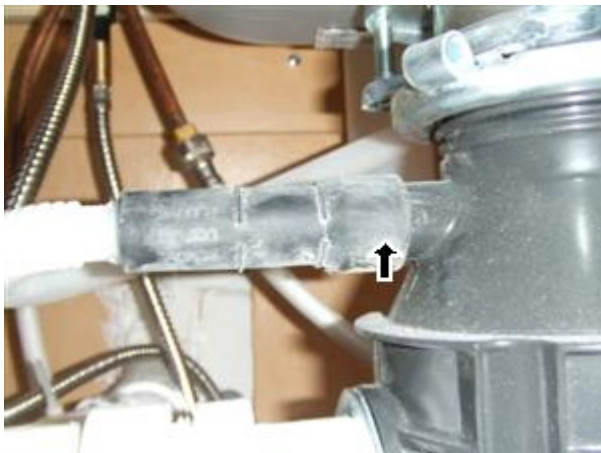


1.0 Picture 1 Bake / Broil Selector

1.2 DISHWASHER

See Comments Below

REPAIR OR REPLACE: Dishwasher drain hose is not clamped at the disposal drain connection. This will come loose and flood the cabinet if not corrected. Have corrected by a qualified contractor.

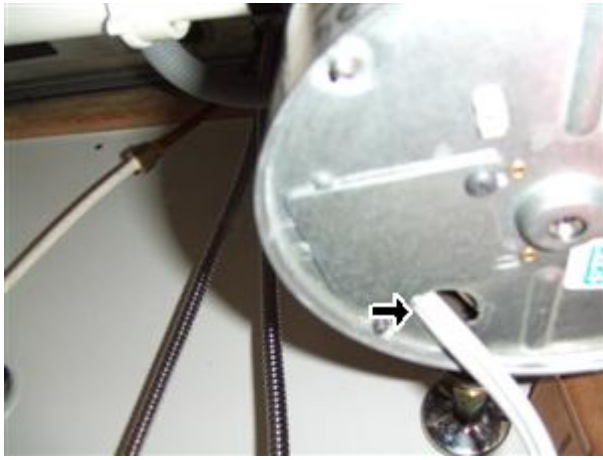


1.2 Picture 1 Viewed from kitchen cabinet

1.3 FOOD WASTE DISPOSER

See Comments Below

REPAIR OR REPLACE: Disposer wiring is missing romex connector. This is a potential shock hazard. Have repaired by a qualified contractor.



1.3 Picture 1 View of bottom of Food Waste Disposal

2 PLUMBING SYSTEM

2.1 DRAIN, WASTE AND VENT SYSTEMS

See Comments Below

REPAIR OR REPLACE: Plumbing vent terminates near window at rear of home. Vents should terminate above the roofline. Recommend a qualified licensed plumber repair or correct as needed



2.1 Picture 1 Right rear bedroom window

2.2 FIXTURES (includes bath, laundry,kitchen, hose bibs, etc.)

See Comments Below

REPAIR OR REPLACE: Faucet for sink in kitchen leaks at faucet spout swivel. Repairs are needed. Recommend a qualified plumber perform all repairs and retest at walkthrough



2.2 Picture 1

2.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

See Comments Below

REPAIR OR REPLACE: T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). Recommend repair by a qualified person.



2.3 Picture 1 Located in hall closet

2.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (fuel storage, piping, venting, supports, leaks)

See Comments Below

REPAIR OR REPLACE: I did find evidence of an abandoned oil barrel. I did not inspect discontinued oil barrel for leaks or soil contamination. Recommend further evaluation to determine the condition of this barrel.



2.4 Picture 1 Oil tank vent



2.4 Picture 2 Oil tank fill cap

3 INTERIORS

3.7 OTHER

See Comments Below

NOT INSPECTED: The left rear bedroom was overly cluttered with the homeowner's belongings and could not be inspected. I recommend that you suggest to the homeowner that you reserve the right to check the room at walkthrough and he would be held accountable for any issues discovered.



3.7 Picture 1 Left rear bedroom

4 FIREPLACES AND SOLID FUEL BURNING DEVICES

4.1 CHIMNEYS, FLUES AND VENTS

See Comments Below

REPAIR OR REPLACE: Metal liner in chimney for Fireplace at Den is rusted out at the bottom. The fireplace should not be used until evaluated / repaired. Recommend a qualified chimney sweep inspect and repair as needed.



4.1 Picture 1 Hole in flue

5 EXTERIOR**5.1 EAVES, SOFFITS, FASCIAS AND TRIM****See Comments Below**

REPAIR OR REPLACE: Wood trim at window at front of home is moisture damaged. Further deterioration may occur if not repaired. A qualified person should further inspect and repair or replace as needed.



5.1 Picture 1 Front bedroom window

5.2 DOORS (Exterior)**See Comments Below**

REPAIR OR REPLACE: Side entry door has moisture damaged frame(s) at the bottom. Further deterioration may occur if not repaired. Recommend a qualified contractor inspect and repair as needed.



5.2 Picture 1 Side garage door

5.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

See Comments Below

(1)

REPAIR OR REPLACE: Handrail missing. A grippable handrail is require if steps have 4 or more risers. Handrail should be located 34" - 38" above steps with a grippable surface of 1 1/4" minimum and 2" maximum. This repair should be accomplished by a qualified contractor to prevent an injury from a fall.



5.4 Picture 1 Front entry

(2)

REPAIR OR REPLACE: Decking on Deck at rear of home deteriorated, and needs repair or replace. Many boards are warped and splintered and pose a safety hazard. Recommend repair or replace by a qualified contractor.



5.4 Picture 2 Splintered board

5.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

See Comments Below

(2)

REPAIR OR REPLACE: Negative slope towards left rear corner of the home. This area does drain water away from home and needs landscaping and drainage corrected.



5.5 Picture 2 Standing water 2" deep on walkway

6 ROOFING, FLASHINGS AND CHIMNEYS

6.1 FLASHINGS

See Comments Below

(1)

REPAIR OR REPLACE: Flashing has gaps in the caulk at the chimney. This issue should be corrected by a qualified roofing contractor to prevent damage / further damage to the structure.



6.1 Picture 1 Left side of chimney

(2)

REPAIR OR REPLACE: Flashing is lifted at front. This issue should be corrected by a qualified roofing contractor to prevent damage / further damage to the structure.



6.1 Picture 2 Porch roof

6.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

See Comments Below

REPAIR OR REPLACE: Metal cover on top of on chimney chase is rusted out. Deterioration may occur if not corrected. Recommend a qualified chimney sweep inspect and repair as needed.



6.2 Picture 1 Severe rusting

7(A) HEAT PUMP SYSTEM 1

7.0.A HEAT PUMP EQUIPMENT

See Comments Below

REPAIR OR REPLACE: Ambient air test was performed by using thermometers to test the heat pump in heating mode. The supply air temperatures on your system were measured for Normal Heat, Auxiliary Heat, and Emergency Heat. The recorded temperatures were 70 degrees / 80 degrees / 80 degrees / respectively. All temperatures were too low. Recommend further evaluation by a qualified HVAC contractor.

7(B) HEAT PUMP SYSTEM 2

7.2.B DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

See Comments Below

REPAIR OR REPLACE: Foam insulation deteriorated on freon line in attic. Moisture will condense on the bare pipe in the summer and will drip on the ceiling if not repaired. Have corrected by an HVAC contractor.



7.2.B Picture 1 In attic near Air Handler

8 ELECTRICAL SYSTEMS

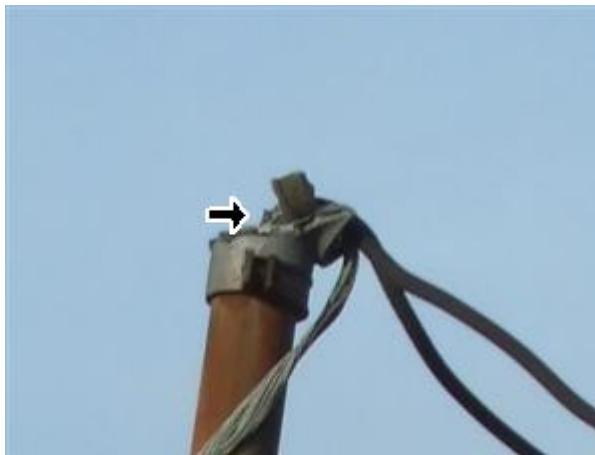
8.0 SERVICE ENTRANCE CONDUCTORS

See Comments Below

REPAIR OR REPLACE: Problem(s) discovered with Service Entrance Conductors such as the service mast is leaning, the weatherhead on the service mast is damaged, the service entrance conductors are damaged, and the meterbase is not rated for the 200 Amp electrical panel inside the house. These are serious safety concerns. Recommend a licensed electrician inspect further and correct as needed.



8.0 Picture 1 Leaning mast



8.0 Picture 2 Damaged weatherhead (ground view)



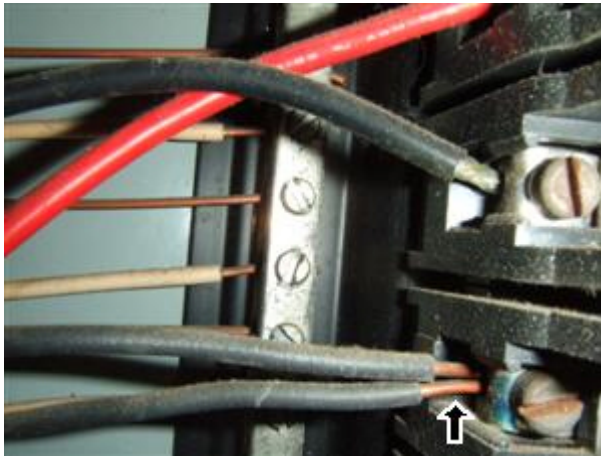
8.0 Picture 3 Split insulation on conductors



8.0 Picture 4 Meterbase rated for 100 Amps

8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN AND BRANCH CIRCUIT OVERCURRENT DEVICES, MAIN AND DISTRIBUTION PANELS**See Comments Below**

REPAIR OR REPLACE: Problem(s) were discovered in panel such as Doubled tapped wiring at circuit(s).. Electrical issues in panels are considered hazards until repaired. Have further evaluated / corrected by a licensed electrical contractor.



8.1 Picture 1 Breaker #5

8.2 BRANCH CIRCUIT CONDUCTORS (wiring)

See Comments Below

(1)

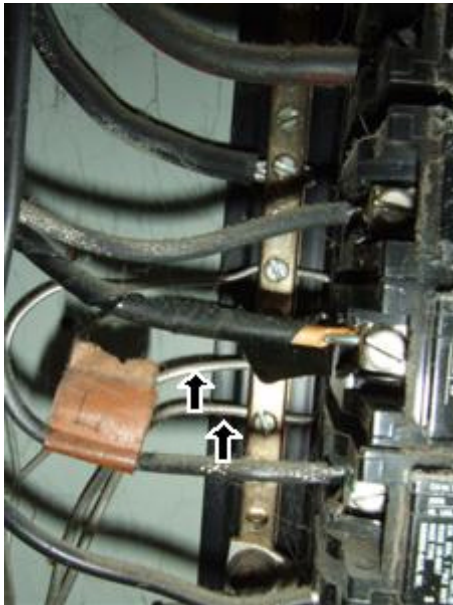
REPAIR OR REPLACE: Wiring in crawlspace is installed in a non workmanlike manner (should be uniformly attached to the bottom of the floor joists). Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician perform repairs that involve wiring.



8.2 Picture 1 Beneath utility room in crawlspace

(2)

REPAIR OR REPLACE: Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrician.



8.2 Picture 2 Aluminum conductors in electrical panel

8.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

See Comments Below

REPAIR OR REPLACE: Outside outlet is loose in wall at the the rear of the home. This is a safety issue that needs to be corrected. Have further evaluated / repaired by an electrical contractor.



8.3 Picture 1 Under kitchen window

8.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

See Comments Below

(1)

REPAIR OR REPLACE: GFCI (Ground Fault Circuit Interrupter) outlet in the Master bath did not trip when tested (defective). It is painted over. This is a safety issue that needs to be corrected. Have further evaluated / repaired by an electrical contractor



8.4 Picture 1 Button stuck

8.5 PRESENCE OF SMOKE DETECTORS (we do not test smoke detectors - check at walk-through)

See Comments Below

REPAIR OR REPLACE: There are no smoke detectors currently installed. Without a working smoke detector in your home you have no first alert to a possible fire. Contact you local fire department for advice on suitable locations for smoke detectors and follow through with their recommendations.

9 INSULATION & VENTILATION

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

See Comments Below

REPAIR OR REPLACE: The Exhaust fan is noisy at the hall bath. The unit is excessively dirty. A qualified person should repair or replace as needed.

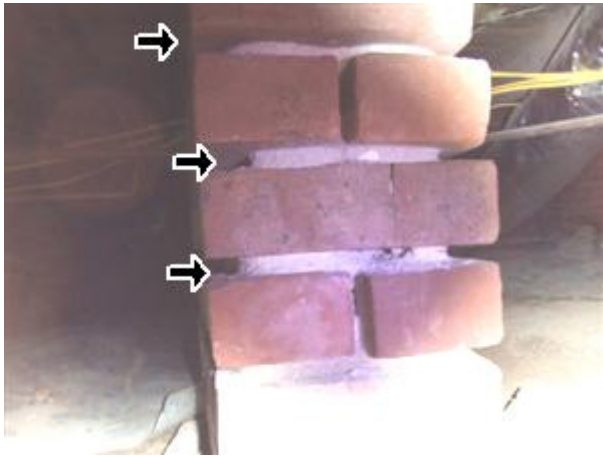


9.2 Picture 1 View with cover removed

11 STRUCTURAL COMPONENTS, CRAWL SPACES & BASEMENTS**11.0 STRUCTURAL COMPONENTS**

See Comments Below

REPAIR OR REPLACE: Brick pier have deteriorated mortar and are unstable throughout the crawl space. This problem will continue to worsen if not corrected and compromise the ability of the foundation to support the building. The diagnosis of structural problems is beyond the scope of a home inspection. Recommend a qualified engineer inspect and repair or replace as needed.



11.0 Picture 1 Missing mortar



11.0 Picture 2 Screw driver 6" into soft mortar

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