

**HOMEBUYERS  
INSPECTIONS INC.**



**HOMEBUYERS INSPECTIONS, INC**  
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Inspected By:  
**Jack Moriarty**

Referral Information

Client Information: Record Number

This is an actual report  
The client's personal information has been removed

Inspected 3/31/10 10:00 AM

INSPECTION  
INFORMATION /  
CONDITIONS

*Photo of property*



Inspection Type	<i>Buyer's</i>
Building Type & Age	<i>Single Family</i> Age information: Reported to have been built in 1981.
Building Size & Fee	
Property	<i>Vacant unfurnished</i>
Utilities	<i>On</i>
Parties Present	<i>Buyer, Buyers agent</i>
Weather	<i>Clear, 65-75 deg</i>
Accessibility / Limitations	<p><i>Good accessibility - very few limitations</i></p> <p>Any systems or components noted in this report as a Concern, Condition or Maintenance are symptoms of an existing problem and should be further evaluated and / or corrected by a qualified contractor / engineer.</p> <p>Mold / fungal contamination and air quality in buildings has become a major concern as our houses have become more air tight. Therefore, any reference in this report that indicates recent repairs, new paint, water damage / stains or plumbing, roof, flashing leaks should be considered possible areas of mold growth and should be further investigated by a qualified mold remediation contractor.</p> <p>Mold investigation, testing and air quality evaluation and testing require specialized training and equipment, therefore, are not included in a home inspection which is not technically exhaustive.</p> <p>PLEASE READ ENTIRE REPORT CAREFULLY.</p> <p>Go to <a href="http://www.homerepair.about.com">www.homerepair.about.com</a> for useful information about home repair and maintenance.</p> <p>Join <a href="http://www.managemyhome.com">www.managemyhome.com</a> for free help maintaining your home.</p>

## Definitions

### Observation definitions

Concern - an observed condition which could affect the value of the home or could be expensive to repair or could be an imminent health / safety condition which needs immediate correction.

Feature - Upgrades or improvements or amenities which could affect the value of the home.

Condition - Service call repairs or potential health / safety repairs which require further evaluation and correction by a qualified contractor.

Maintenance - Routine repetitive repairs necessary periodically.

Comment - Items which were not inspected ( excluded ) and any other information the inspector wants to stress to the client.

Improvised installation / repair - a system or component which is performing the function for which it was designed but visual evidence indicates the installation or repair does not meet manufacturer's recommendations or industry standards. If there are visual indications of improvised work there is a high probability of hidden problems. Have improvised work further evaluated by a qualified contractor / engineer.

Temporary repair - A repair which is not permanent and will require monitoring and

periodic re doing. Temporary repairs are prone to failure.

Suggestion - No house is perfect, neither new or used. The older the house, usually the more imperfect it will be. Suggestions are upgrades or improvements your inspector believes are cost effective and worth your consideration. **THEY ARE**

**NOT REPAIRS.** Also, industry safety and energy conservation standards may have changed since your house was built. Although there are no requirements to implement these new standards, we believe it is important you are aware of them. Each individual has their own level of safety and energy conservation awareness. Suggestions are beyond the scope of a standard home inspection and will not be included on the summary.

\*All referenced component life expectancies are from the February 2007, National Association of Home Builders / Bank of America Home Equity, Study of Life Expectancy of Home Components.

# Inspection Summary

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

## Concerns

### FOUNDATION

#### Foundation Inspection

Extensive moisture damage to sub structure. Some improvised repairs. Resolve moisture problem, reinforce / replace floor joists, sub floor, band board and beams as required.

Cantilevered beam under dinette window supported by mortar. Shim up.

Have further evaluated / corrected by a qualified structural repair contractor.

## Conditions

### W. HEATER

#### Water Heater 1 Type / Size / Location

Master bedroom closet.

In a pan with a drain.

Improvised installation - TPR (temperature & pressure relief) valve - vented up. Safety!!!

Have further evaluated & corrected by a qualified plumbing contractor.

### BATHS

#### Hall Bath Bathtub

Grout between tub and tile.

Leak at shower diverter - repair.

Leak at single handle faucet.

Toe stopper missing - replace.

Leak at drain in crawl.

#### Master Bath Sink

Two.

Front sink - Leak at single handle faucet.

#### Shower other

Leak at single handle faucet. Repair.

### INTERIOR

#### Walls

Settlement crack over master bedroom door. Patch & monitor.

Settlement crack living room / entry. Patch & monitor.

## Conditions

### Doors

Master bedroom & closet doors out of square - door won't shut. Shave off as required.  
Door does not latch - master bath, shower room.

## EXTERIOR

### Entry Doors

Left French door - Foot of frame moisture damaged.

### Deck

Improvised construction - 2 by 4s nailed to posts. sheer strength of nails support deck. Recommend reinforcing with engineered screws.  
No railing at perimeter & over seats.  
Open risers at steps. Open hand rails.  
Dry, brittle, splitting at nails, etc.

### Grading & Drainage

Wet lot.  
Water pooling under deck.  
water pooling at downspouts.  
Control roof drainage, re grade and monitor.

## ROOF

### Roof Penetrations

Left rear 4" plumbing vent collar split - replace.

### Chimneys & Flues

External inspection only. The condition of the flue can not be determined and is beyond the scope of this inspection.  
Mortar crown cracked.  
Metal cap rusted.

## GARAGE

### Garage Door & Frame

Rear door bottom panel moisture damaged.  
Bottom weather stripping deteriorated - replace.

### Garage Door Opener

Front door - No electronic eye sensors installed. These sensors were not required before 1993. Suggest up grading for additional safety.  
Door did not reverse when pressure tested with reasonable force. Adjust and re try.

## Conditions

### FOUNDATION

#### Moisture Conditions In Crawl

Crawl was dry at the time of inspection, but there is extensive moisture damage in the crawl.

Suspected fungal sporing throughout crawl.

Have further evaluated / corrected by a qualified moisture control contractor.

## Maintenance

### APPLIANCES

#### Garbage Disposal

Disposal binds. Break loose & re try.

Wire not clamped entering disposal. Install clamp.

### PLUMBING

#### Outside Faucets

Front leaks at back flow preventer.

### BATHS

#### HALL BATHROOM

Hole in wall at basin. Patch.

Wall paper peeling.

### INTERIOR

#### Windows

Original wood single pane double hung windows with storm windows.

Paint deteriorated at window wells at FROG and front bedroom windows.

Scrape, prime & paint.

Close storm windows when windows are closed. Keep weep holes clear of debris.

Some windows pinned closed.

#### Fire Place 1

Glass doors installed.

Gas shut off valve inside fire box.

Damper not clamped open for gas logs. Install clamp.

Flue dirty - clean.

Not lit.

### EXTERIOR

#### Trim / Soffit / Fascia

Keep caulked and painted on schedule.

Seal hole at front right eaves.

## Maintenance

### Porches

Slab cracked - seal.

No guard railing at front porch & open hand rail at steps.

### Driveways

All concrete will crack. When cracks occur seal with caulk. Renew caulk at control joints and cracks every few years.

Cracked, vegetation growing. Remove vegetation & seal cracks.

## ROOF

### Misc. Roof

Keep valleys clear of debris.

## GARAGE

### Garage Floor

Floor cracked - seal & monitor.

## FOUNDATION

### Flooring Insulation

Falling in several locations in crawl. Secure / install as required.

### Misc. Foundation

Left crawl access rusted through - replace.

## Comments

## INTERIOR

### Misc. Interior

Stair seat lift not operated / inspected. Beyond the scope of a home inspection.



# Inspection Report Details

## APPLIANCES

### APPLIANCES - General Comment

There are currently no NAHI standards for appliances and they are checked as a courtesy for our clients. Appliances are operated through one cycle only. Timers and delayed operations are not checked. Our inspection is visual & operational but not functional. The installation of anti - tip devices can not be determined by a limited visual inspection. Only daily use can determine if the appliance is functioning properly.

### Range Oven - Electric, Range

### Exhaust Fan Hood - Vent Hood, Old

### Dishwasher - Built-in

### Maintenance Garbage Disposal - Continuous Feed

Disposal binds. Break loose & re try.  
Wire not clamped entering disposal. Install clamp.

### Refrigerator - Refrigerator / Freezer

Clean & inspect for hidden damage behind and under the refrigerator at or before walk through.

Manufacture date = 2007. No ice maker.

Recommend reversing door it opens into the work triangle (refrigerator, sink & range).

### Washer - Full Size

### Dryer - Full Size

Electric 3 prong receptacle. Modern dryers need a 4 prong receptacle.

### Other Appliances - Freezer

Unplugged.

## PLUMBING

### PLUMBING - General Comment

The plumbing inspection is limited to a visual inspection of exposed plumbing and fixtures and their operation at the time of inspection. The type and condition of concealed plumbing is beyond the scope of this inspection. Tub and sink over flows are not tested.

### Water Supply & Distribution - Copper

### Water Supply Cut off - Street



## PLUMBING

**Drain, Waste, & Vent Piping - ABS**

**Kitchen sink - Double**

**Laundry Sink - Single**

No aerator.

**Maintenance** **Outside Faucets - City Water**

Front leaks at back flow preventer.

**Well Pump - Sprinkler system present-not operated/inspected, Jet pump**

Well / pumps are not tested for water quality or supply adequacy.

Pump unplugged. Visual inspection only.

## W. HEATER

**WATER HEATER - General comment**

The fuel type, size and location of the water heater will be identified. Water heaters have an expected service life of six to ten years depending on fuel, location, brand and maintenance.

**Conditions** **Water Heater 1 Type / Size / Location - Electric, 50 gal, Closet**

Master bedroom closet.

In a pan with a drain.

Improvised installation - TPR (temperature & pressure relief) valve - vented up. Safety!!!

Have further evaluated & corrected by a qualified plumbing contractor.



**Water Heater 1 Age & Condition - 4 years old**

**Water Heater 2 Type / Size / Location - Electric, 30 gal, Garage**

**Water Heater 2 Age & Condition - 9 years old**

## BATHS

### BATHROOMS - General Comment

Keep tubs and showers caulked and grouted on schedule. All plumbing leaks should be fixed immediately after discovery to prevent any further moisture damage and mold growth.

Three full baths.

### **Maintenance** HALL BATHROOM - -

Hole in wall at basin. Patch.

Wall paper peeling.

### Hall Bath Sink - Vanity

### Hall Bath Toilet - 2 Piece

### **Conditions** Hall Bath Bathtub - Tub with shower

Grout between tub and tile.

Leak at shower diverter - repair.

Leak at single handle faucet.

Toe stopper missing - replace.

Leak at drain in crawl.



### Hall Bath Ventilation - Fan

Light globe pulled down.

### MASTER BATHROOM - -

## BATHS

### Conditions

#### Master Bath Sink - Vanity

Two.

Front sink - Leak at single handle faucet.

#### Master Bath Toilet - 2 Piece

#### Master Bath Shower - Fiberglass enclosure

#### Master Bath Ventilation - Window, Fan

#### OTHER BATHROOMS - Laundry

#### Sink other - Vanity

#### Toilet other - 2 Piece

### Conditions

#### Shower other - Fiberglass enclosure

Leak at single handle faucet. Repair.

#### Bathroom Ventilation other - Window, Fan

## INTERIOR

#### INTERIOR ROOMS - General Comment

The interior inspection is limited to a visual inspection, of listed exposed components only, at the time of inspection. Unless the property is completely vacant, the interior inspection is limited by furniture, decorations, belonging, etc. Cosmetic items are not reported.

### Conditions

#### Walls - Wood Frame

Settlement crack over master bedroom door. Patch <sup>1</sup> & monitor.

Settlement crack living room / entry. Patch & monitor.



#### Ceilings - Wood Frame

## INTERIOR

### Floors - Wood Frame

#### Conditions Doors - Wood

Master bedroom & closet doors out of square - door won't shut. Shave off as required.  
Door does not latch - master bath, shower room.

#### Maintenance Windows - Sample Number Operated, Window treatments present.

Original wood single pane double hung windows with storm windows.  
Paint deteriorated at window wells at FROG and front bedroom windows.  
Scrape, prime & paint.  
Close storm windows when windows are closed.  
Keep weep holes clear of debris.  
Some windows pinned closed.



### Stairways & Balconies - With Hand Railings

#### Counters & Cabinets -

Kitchen island not secured in place.

#### Maintenance Fire Place 1 - Masonry, Gas Logs, Den

Glass doors installed.  
Gas shut off valve inside fire box.  
Damper not clamped open for gas logs. Install clamp.  
Flue dirty - clean.  
Not lit.

#### Comments Misc. Interior - Comment

Stair seat lift not operated / inspected. Beyond the scope of a home inspection.

## EXTERIOR

### EXTERIOR - General Comment

The exterior inspection is limited to a visual inspection, of exposed listed component only, at the time of inspection and is performed at grade level. Gates and fences are excluded from this inspection.

### Siding 1 - Brick Veneer



## EXTERIOR

### **Conditions** Entry Doors - Wood, Storm\Screen

Left French door - Foot of frame moisture damaged.



### **Windows - Wood, Storm Windows**

### **Maintenance** Trim / Soffit / Fascia - Wood

Keep caulked and painted on schedule.  
Seal hole at front right eaves.



### **Conditions** Deck - Free standing

Improvised construction - 2 by 4s side nailed to posts. sheer strength of nails support deck.  
Recommend reinforcing with engineered screws.  
No railing at perimeter & over seats.  
Open risers at steps. Open hand rails.  
Dry, brittle, splitting at nails, etc.

### **Stoops & Steps - Brick**

## EXTERIOR

### **Maintenance** Porches - Brick, Concrete

Slab cracked - seal.

No guard railing at front porch & open hand rail at steps.



### **Vegetation - -**

Cut back bushes in contact with house at left side.



### **Conditions** Grading & Drainage - Neutral

Wet lot.

Water pooling under deck.

water pooling at downspouts.

Control roof drainage, re grade and monitor.



## EXTERIOR

### **Walkways - Concrete, Wood**

Evidence of pooling water at front side walk.  
Wood walk way dry, brittle, splitting at nails,  
warped, protruding nails etc.



#### **Maintenance**

### **Driveways - Concrete, Typical cracks**

All concrete will crack. When cracks occur seal with caulk. Renew caulk at control joints and cracks every few years.  
Cracked, vegetation growing. Remove vegetation & seal cracks.

## ROOF

### **ROOF - General Comment**

The inspection of the roof is based on the inspector's opinion of the overall condition of the roof surface / systems on the day of inspection only and is by no means a guarantee that the roof will be free of defects in the near future. All discrepancies reported should be further evaluated / corrected by a qualified contractor. Roof surfaces / systems that appear to be in good condition may begin to leak at any time. Only those roofs deemed to be safe by your inspector will be walked. Roofs too high or too steep will be viewed from the ground.

### **Roof Inspection - Walk on Roof**

### **Roof Covering 1 - Fiberglass shingles (architectural), Roof covering appears to be greater than 75% worn**

Typical life expectancy of this roof system is 25 - 30 years dependent on the quality of the shingle and environmental conditions.

Shingles losing mineral granules & pitted.

Algae stained - cosmetic. Do not recommend cleaning due to age of shingles.

### **Gutters - Aluminum**

Gutters full of debris - clean.

### **Downspouts - Aluminum**

### **Splash pans - Concrete, Hose extensions**

Evidence indicates water pooling at downspouts. Recommend installing extenders to direct roof drainage away from foundation.



## ROOF

### Flashing - Aluminum

#### Conditions Roof Penetrations - -

Left rear 4" plumbing vent collar split - replace.



#### Conditions Chimneys & Flues - Brick

External inspection only. The condition of the flue can not be determined and is beyond the scope of this inspection.

Mortar crown cracked.

Metal cap rusted.



#### Maintenance Misc. Roof - -

Keep valleys clear of debris.



## ATTIC

### **ATTIC - General Comment**

The attic inspection is limited to a visual inspection of the exposed roof structure, ventilation and insulation at the time of inspection. Your inspector will not enter attics where there is a potential danger to the inspector or damage to the building.

### **Attic Inspection - Entered**

Viewed from walking boards.

### **Roof Structure - Wood frame**

### **Roof Ventilation System - Gravity, Soffit, Gable Vents**

### **Power Ventilation - Dome fan, Thermostatically controlled**

Two.

### **Attic Insulation - Blown in, 6 - 8 inches, Levels of insulation vary throughout attic**

## HEATING EQUIPMENT, VENT SYSTEMS, FLUES, & CHIMNEYS

### **HEATING EQUIPMENT - General Comment**

The heating equipment inspection is a visual inspection of the exposed fuel source, heating equipment, distribution system, operating controls, flues, chimneys and venting and their operation at the time of inspection. Heat exchangers are not inspected or evaluated.

### **System 1 Location - Attic**

### **System 1 Information / Operation - Gas, Forced Hot Air, Beyond expected service life**

MFG date = 1987.

\*Gas warm-air furnaces have a life expectancy of 18 years.

Horizontal flow furnace. Electronic ignition. Input BTU's = 100,000.

Output temperature = 116 degrees.

### **Fuel Shut Off Location - Meter**

### **Distribution System Types - Ducts & registers, Shared with A/C**

### **Thermostats - Shared with A/C**

## HEATING EQUIPMENT, VENT SYSTEMS, FLUES, & CHIMNEYS

### **Filter System - Disposable, Electronic, Shared with A/C**

Filters should be changed monthly - bedroom hall, den, FROG.

12 x 18 x 1" FROG.

20 x 20 x 1" Hall.

Cut to fit Den.

### **Miscellaneous HVAC - General comment**

Humidistat. No humidifier.

## AIR CONDITIONING & HEAT PUMPS

### **AIR CONDITIONING / HEAT PUMP - General Comment**

The air conditioning / heat pump inspection is a visual inspection of the exposed cooling equipment, distribution and operating controls and their operation at the time of inspection. Cooling equipment will not be operated when exterior temperatures are below 60 degrees. Due to changes in government regulations regarding SEER (seasonal energy efficiency rating) a failure of one unit may require that both be replaced.

\*Heat pumps have a life expectancy of 16 years.

### **System 1 Information / Operation - Heat Pump - Air to Air**

Air to Air Heat Pumps are tested only in Heat Mode ( <65 degrees) or Cooling Mode ( >65 degrees). Defrost cycle and reversing valve operation not observed. Beyond the scope of this inspection.

Heat pump = 108 degrees.

Temperature differential = 21 degrees.

### **Outside Unit 1 - 17 years old, Beyond expected service life**

Lennox.

### **Inside Unit 1 - 17 years old**

### **Condensate Drains - Plastic, Secondary Drain Pan**

Evidence of previous condensate overflow into the secondary drain pan. Check in spring.

## ELECTRIC

### **ELECTRICAL SYSTEM - General Comment**

The electrical system inspection is limited to a visual inspection of the exposed service entrance, main and sub panels, branch circuits, switches, receptacles and installed light fixtures at the time of inspection. Shut off panels / boxes will not be opened.

### **Service Entrance, Meter and Grounding - Underground, Aluminum Wire**

Service entrance cable SEC material observed at distribution panel line connection only.

### **Service / Distribution Panel - 120 / 240 Volts, 200 Amp, Circuit Breakers, Garage**

## ELECTRIC

### Branch Circuits - 3 Conductor, Copper / Aluminum Wiring

### Switches, Recepticals, & Installed Light Fixtures - 3 Slotted Outlets

Light out - master closet, attic. Bulbs? Have corrected to check at walk through.

### GFCI - None, GFCI upgrade suggested

GFCI's provide shock protection around water. The requirements for GFCI's occurred incremental over many years. This house does not meet current standards. Upgrading to current standards is advisable for additional safety.

### Smoke Detectors - Present

Your smoke alarm was NOT tested. It is YOUR responsibility to test & maintain the smoke alarm. See [www.nfpa.org](http://www.nfpa.org) and search "smoke alarms" for pertinent information. Check at walk through and re test monthly.

Bedroom hall, laundry, FROG.

## GARAGE

### GARAGE - General Comment

Unless the garage is completely empty, the garage inspection is limited by belongings, storage and vehicles.

### Garage Type - Attached

#### Conditions

#### Garage Door & Frame - Wood Door

Rear door bottom panel moisture damaged.

Bottom weather stripping deteriorated - replace.

#### Conditions

#### Garage Door Opener - Auto Opener, Auto Safety Reverse, Electronic Eye

Front door - No electronic eye sensors installed. These sensors were not required before 1993. Suggest up grading for additional safety.

Door did not reverse when pressure tested with reasonable force. Adjust and re try.

#### Maintenance

#### Garage Floor - Concrete, Typical cracks

Floor cracked - seal & monitor.

### Garage Separation Walls, Ceilings, & Doors - -

## FOUNDATION

### FOUNDATION - General Comment

The foundation inspection is limited to a visual inspection of the exposed foundation structure, sub structure, insulation and moisture conditions at the time of inspection.

### Foundation Type - Crawl Space, Pier and Beam, Cement Block Piers



## FOUNDATION

### Concerns

#### Foundation Inspection - Entered

Extensive moisture damage to sub structure. Some improvised repairs. Resolve moisture problem, reinforce / replace floor joists, sub floor, band board and beams as required.  
Cantilevered beam under dinette window supported by mortar. Shim up.  
Have further evaluated / corrected by a qualified structural repair contractor.



### Maintenance

#### Flooring Insulation - Fiberglass blankets

Falling in several locations in crawl. Secure / install as required.

### Conditions

#### Moisture Conditions In Crawl - -

Crawl was dry at the time of inspection, but there is extensive moisture damage in the crawl.

Suspected fungal sporing throughout crawl.

Have further evaluated / corrected by a qualified moisture control contractor.

## FOUNDATION

**Moisture Preventitive Measures In Place - Moisture / Vapor Barrier installed, Automatic foundation vents**

### **Maintenance**

#### **Misc. Foundation -**

Left crawl access rusted through - replace.