GENERATIONS HOME INSPECTIONS LLC
5403080200
inspector@generationshomeinspections.com
www.http://generationshomeinspections.com

RESIDENTIAL REPORT

12356 Kendall Rd
Orange, VA 22960

Danny/Stephanie Barb

NOVEMBER 13, 2024

Inspector
james Barb
CPI Certified Professional Inspector
5403080200
inspector@generationshomeinspections.com

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SUMMARY

16 MAINTENANCE ITEM

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1: INSPECTION DETAILS

Information

Temperature (approximate)
45 Fahrenheit (F)

Weather Conditions
Clear, Dry

In Attendance
Home Owner

Occupied
Various locations
3 residents in the home

Power on?
Yes

Type of Building
Single Family

Power on

Water on

Furnished
All Rooms

Style

Multi-level, Farm House/ Plantation




Limitations

General

PROPERTY LAYOUT

VARIOUS ANGLES OF THE HOME

No Limitations Noted



2: ROOF

Information

Inspection Method
Drone

Roof Type/Style
Shed, Gable

Flashings: Material
Aluminum, Rubber

Coverings: Material
Asphalt architectural Shingles
Asphalt

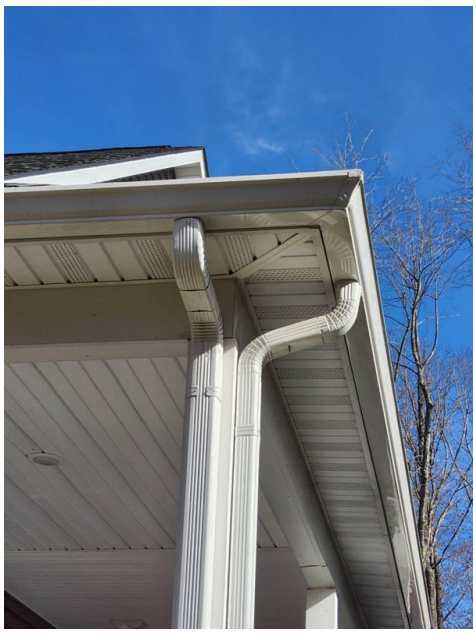
It was observed on the day of the inspection the the home had dimensional asphalt shingles.

Roof Drainage Systems: Gutter Material

Aluminum, Seamless Aluminum







Limitations

Roof Drainage Systems

UNDERGROUND DRAINAGE

VARIOUS LOCATIONS

Proof of drainage of gutter system is excluded from this inspection. When a gutter system drains on to the ground surface. We can check gutters for debris and downspouts for blockage at the exit location, which will normally let us know that drainage system is functioning. When there are underground drain piping connected to the downspouts we have no way of knowing if the piping is clear or where the piping terminates.

All Drain pipes that were visible were observed to be in good condition on the day of the inspection.

Flashings

UNSEEN FLSHINGS

VARIOUS AREAS WHERE SIDING IS COVERING FLASHINGS

Any unseen flashings and portions of flashings that are covered by building materials are excluded from this report. Any leaks originating from unseen flashings are excluded from this inspection.

Deficiencies

2.1.1 Coverings

ROOF STAINING

ALONG SIDE CHIMNEY

Maintenance Item

On the day of our inspection the roofing material near the chimney had staining we believe due to the metal chimney cap rusting and spilling over onto the roof surface before it was painted. It is recommended that the chimney cap should be monitored in the future for possible rust.

This condition is repeated in detail later in this report .

2.2.1 Roof Drainage Systems

Maintenance Item

DEBRIS IN GUTTERS

SECOND FLOOR GUTTERS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Recommendation

Contact a qualified professional.

2.2.2 Roof Drainage Systems

Maintenance Item

DOWN SPOUT DRAINING ONTO THE ROOFS SURFACE

REAR OF HOME

On the day of the inspection it was observed that the downspouts (2) from the second floor roof was draining directly onto the first floor roof surface. The excessive water concentration of water in one location can cause the asphalt shingles to ware much faster than normal.

If in the situation as this there is no other gutter to drain it into we would recommend a diffuser be installed to slow the moving water as much as practicable.

Recommendation

Contact a qualified professional.

2.2.3 Roof Drainage Systems

Maintenance Item

GUTTER GUARDS

On the day of our inspection it was observed that the first floor gutters had guards installed ,the second floor did not . This is not a deficiency, just an observation.

We would recommend that Guards also be added to the second floor gutters due to the fact that they are getting filled with debris and they are difficult to get to for observing or cleaning.


2.3.1 Flashings

Recommendation

FACE NAILED FLASHINGS

VARIOUS LOCATIONS, REAR OF HOME SECOND FLOOR/ BASE OF CHIMNEY/ GABLE ENDS OF HOME

On the day of the inspection it was observed that there were areas of flashing that were face nailed, Sometimes this may be unavoidable . It is recommended that these areas be monitored, Some do have sealant on the nail head but this sealant will deteriorate over time causing the nail heads to rust and eventually cause the roof to leak.

There are several that do not have sealant on them. This should be addressed immediately.

Recommend using a urethane based roof sealant for this application. Silicone is not recommended.

Recommendation

Recommend monitoring.




2.3.2 Flashings

Recommendation

FLASHING

REAR OF HOME

On the day of the inspection It was observed that the plumbing vent pipe flashings on the rear of the home Had face nailing on them which is sometimes typical for the application but it is recommended that the face nails have sealant applied to the nail heads to keep them from rusting away causing a potential roof leak.

Silicone is not the recommended sealant to use, I recommend using a urethane based roof sealant for this application.

Recommendation

Contact a qualified professional.


2.4.1 Skylights, Chimneys & Other Roof Penetrations

Maintenance Item

CHIMNEY CAP MAINTENANCE

METAL CHIMNEY CAP/ TOP OF CHIMNEY

On the day of the Inspection it was observed that the Chimney cap flashing had been rusting causing staining on the roof below it . It is recommended that this condition be **monitored** for future rusting having it coated properly as to prevent any future rusting and or staining.

It was also observed that the metal chimney cap had been holding water/ ponding .We recommend fabricating the cap in away that would shed the water rather than it ponding causing it to rust much faster.

Recommendation

Contact a qualified professional.


3: EXTERIOR

Information

General: **Inspection Method**
Visual, Ladder, Drone

Siding, Flashing & Trim: **Siding Material**
Vinyl, Concrete, Plastic

Exterior Doors: **Exterior Entry Door**
Glass, Steel, Sliding glass, Screen, Storm door glass

Rear door to the home does not stay latched!

Steel doors, Sliding glass doors, Glass storm doors and screen doors.






Decks, Balconies, Porches & Steps: Appurtenance

Various locations

Front Porch, Deck, Covered Porch, Sidewalk, Retaining Wall, Deck with Steps, Sreen Room

Walk around photos of the home.













Decks, Balconies, Porches & Steps: **Porch, Decking, and railing Material**

Wrap around deck with screened room in the rear

Composite, Wood, Vinyl

Stained Pressure treated Decking.

Vinyl Railings.

nylon screened in room.

Vegetation, Grading, Drainage & Retaining Walls: Photos of exterior grade close to home

All sides of the home

Grade overview



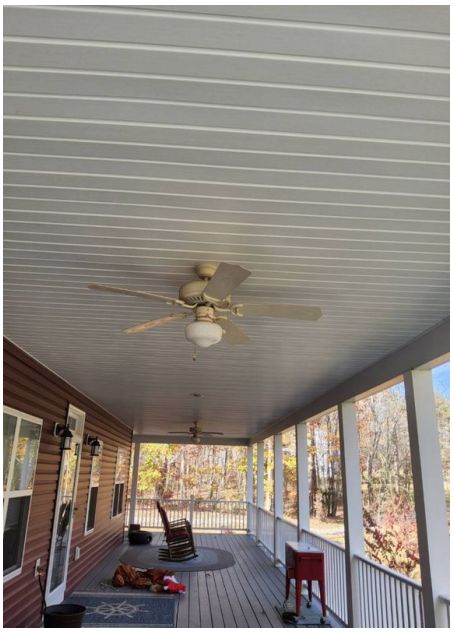


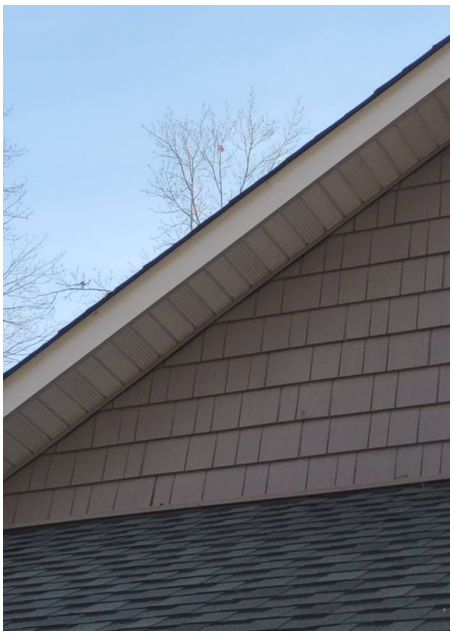
Eaves, Soffits & Fascia: Eves and soffits

Various

On the day of the inspection there were no deficiencies noted with the soffits, eve's and facias.



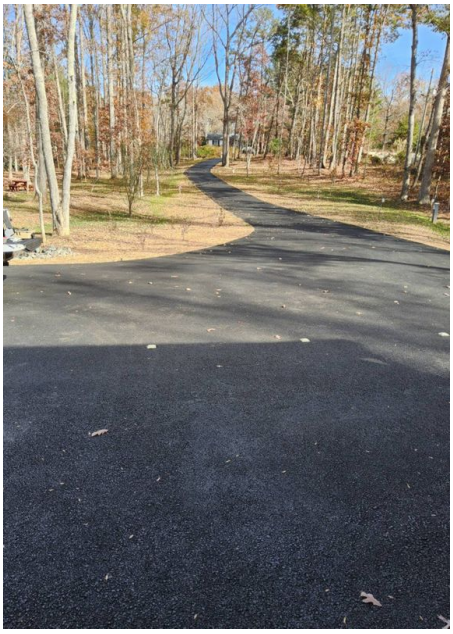
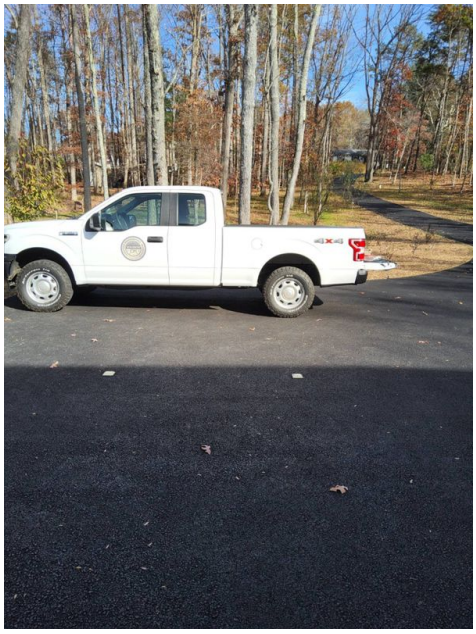



Walkways, Patios & Driveways: Driveway Material

Various

Asphalt, Gravel, Pavers





Limitations

Walkways, Patios & Driveways

LOW VOLTAGE LIGHTING EXCLUDED

MAIN STAIR RISERS

On the day of our inspection it was observed that someone has installed low voltage lighting at the front of the home in the risers of the set of stairs to the front door from the driveway.

These lights are outside the SOP and are excluded from this inspection.

It was confirmed by the homeowner that they do work, they were currently on a dusk to daylight timer of which we were asked not to tamper with.

Out building/Shed

OUT BUILDING/SHED EXCLUDED FROM THIS EXPECTION.

Out buildings/Sheds are not included in a home inspection per homeowners request.

Garage and Dog Kennel Excluded from Inspection

Deficiencies

3.2.1 Siding, Flashing & Trim

Maintenance Item

NON DEFICIENCY/ MATERIAL PHOTOS

EXTERIOR HOUSE WALLS

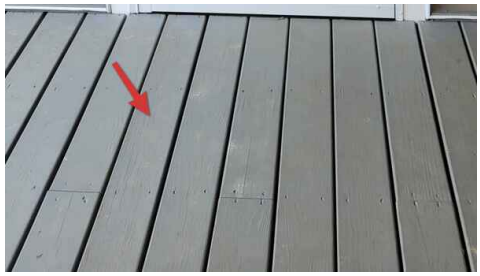
Gable ends and House walls are of Vinyl Material. Recommend that it all be monitored for possible staining in the future. If staining occurs It can be power washed by a qualified professional .

All Windows are Vinyl / dual pane insulated glass with dual interior locks.

All Railings were observed to be of Vinyl / composite.

All Decking is a stained pressure treated wood, Recommend cleaning as needed.

Foundation Walls were observed to be poured concrete with a painted finish. It is recommended they be monitored for the need of repainting in the future.

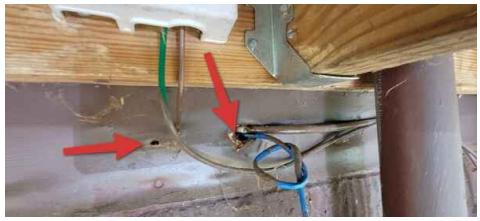


3.2.2 Siding, Flashing & Trim

DAMAGED FLASHING

FRONT OF HOME UNDER DECK LEDGER.

Recommendation



On the day of the inspection it was observed that holes have been drilled in the deck flashing material to run wires into or out of the home. It is recommended that sealant be applied to the openings to avoid insect insect infiltration.

Recommendation

Contact a qualified professional.

3.3.1 Exterior Doors

Safety Hazard

DOOR DOES NOT CLOSE OR LATCH

REAR OF HOME / MAIN BACK DOOR

Door does not close or latch properly. Recommend qualified contractor evaluate and make corrections.

Rear door to the home did not latch properly on the day of our inspection.

Door can be pushed open after being pulled tightly shut.

This can be a safety hazard/ security issue to the occupants.

FYI , Large dog doors in your exterior egress doors to the home can also be a safety issue to the occupants in the home due to the fact that a man can slip through the opening even when the door is locked. It is recommended that some type of locking devise be incorporated that will keep intruders from entering the home .

Personal Safety issue.

Recommendation

Contact a qualified professional.

3.4.1 Decks, Balconies, Porches & Steps

Maintenance Item

IMPROPER DECK CONSTRUCTION PRACTICES

Deck was observed to have various joist hangers that did not have all their nails installed Recommend qualified deck contractor evaluate and make corrections.

It is recommended that all hangers be inspected for missing fasteners. Proper fasteners must be uses, They are called Teco Hangers and the Fasteners are called Teco Nails.

3.4.2 Decks, Balconies, Porches & Steps

Recommendation

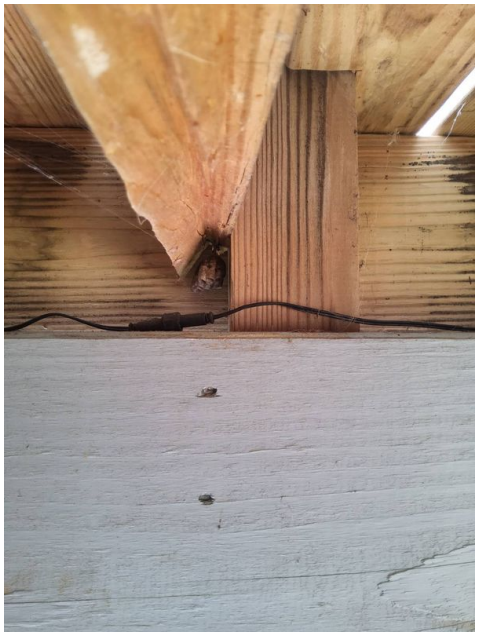
LOSE RAILING

LEFT END OF HOME CLOSEST TO THE GARAGE

On the day of the inspection there was one post Location on the deck in need of repair. This post located on the left end of the home facing the house. It was observed to have damaged framing intended to support the post. Damaged framing located at the base of the post under the deck. It is recommended a Qualified professional evaluate and make corrections .

Recommendation

Contact a qualified professional.



3.4.3 Decks, Balconies, Porches & Steps

Safety Hazard

UNSTABLE PROPANE TANK

REAR OF HOME

Observed on the day of our inspection, There was a smaller propane tank sitting at the rear of the home being used for a gas grill, and a interior cook top in the kitchen.

This propane cylinder was not secured in any way. This is a safety hazard, the cylinder could very possibly be tipped over causing injuries or starting a fire.

It is recommended a qualified professional evaluate and make corrections. Secure the tank Properly.

This deficiency is also listed in the Gas storage part of this report. This is the same location, One tank on the property.

Recommendation

Contact a qualified professional.

3.4.4 Decks, Balconies, Porches & Steps

Maintenance Item

SCREEN ROOM /DAMAGE SCREEN/REPAIRS

VARIOUS LOCATIONS AT THE SCREENED ROOM.

On the day of the inspection it was observed that there was some light damage and repair work done to the screen surrounding the screened in room.

It is recommended that all the screened area be carefully examined for other damage, Behind any furniture etc. It will be up to the buyer/ sellers if it will be repaired or if the entire panel will be replaced.

3.4.5 Decks, Balconies, Porches & Steps

Recommendation

CAULKING / SEALANT IN NEED OF UPGRADE/REPAIR

WRAP AROUND DECK SUPPORT COLUMNS

On the day of the inspection it was noticed that there were multiple areas of sealant /caulking that needed to be repaired. This can lead to moisture and insect intrusion.

Recommendation

Contact a qualified professional.

3.5.1 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

NEGATIVE GRADING

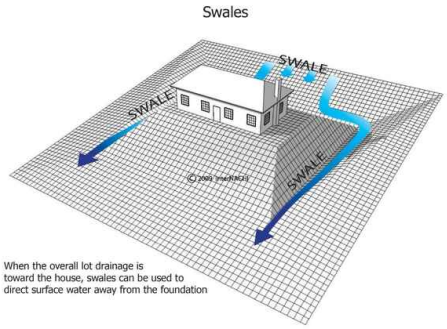
REAR OF HOME

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. It is recommended that a negative grade is maintained around the home with at least 6 inches of fall within the first ten feet from the home on all sides.

It is recommended that a more pronounced swale be formed along area dictated in the photo as needed.

Recommendation

Recommend monitoring.



3.5.2 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

MULCH AGAINST FOUNDATION

AROUND FOUNDATION OF THE HOME

It was observed on the day of the inspection that lots of mulch had been placed right up against the foundation which is conducive to attracting termites It is recommended that the mulch pulled back 6 inches from the foundation wall.

Recommendation

Contact a qualified professional.

3.7.1 Walkways, Patios & Driveways

Safety Hazard

WALKWAY TRIP HAZZARD

LEFT END OF HOME

On the day of our inspection there was a walkway observed to have possible trip hazards, It is recommended that a qualified professional evaluate and make corrections.

On the day of our inspection there was a stepping stone walkway improperly laid producing multiple trip hazards. It is recommended that the stone be laid flat with the grade.

Also on the day of the inspection it was observed that when the asphalt driveway was installed at the main stairs to the home it has created a trip hazard at the first step. It is recommended that a transition be installed , when doing so it is important that there is no more than 1/4 in. thickness on the leading or trailing edge of the transition.

Recommendation

Contact a qualified professional.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual, Crawlspace Access

Material
Concrete, Crawl space, Plywood access door

Floor Structure: Basement/Crawlspace Floor
Dirt, Plastic

Floor Structure: Material
Wood I-Joists, Engineered laminated support Beam

Floor Structure: Sub-floor
OSB

Wall Structure: 2x4 interior and exterior walls
All interior and exterior walls

Basements & Crawlspaces: Conditioned Crawl space
Crawl space under entire home

It was observed on the day of the inspection that the home has a conditioned crawl space.

Crawl space/ foundation is constructed of poured concrete, steel re-enforced with a brick pattern.


Floor Structure: Various Framing components of floor system
Crawl Space

TJI Floor joist/ OSB Sub flooring with insulated band board, The band board has been spray foamed and insulated with fiberglass. This is an excellent procedure.

Circles in picture pictures indicate spray foam insulation and fiberglass insulation pulled back to reveal spray foam insulation.

Arrows pointing to a TJI Floor joist.


Manufactured truss roof system

Roof Structure

Pictures depict roof trusses and OSB roof sheathing and roof sheathing with required metal spacer/support clip.

Limitations

Foundation/ Crawl space access

CRAWL SPACE LOCATION NO LIMITATIONS

REAR LEFT OF HOME FACING FRONT DOOR

Crawl space access is at the rear of the home under the deck area.

Crawl space door has a hasp installed with a wooden wedge holding it closed. It is recommended that a child proof lock at minimum be installed on this door to the crawl space.

Deficiencies

4.1.1 Basements & Crawlspaces

Recommendation

CRAWL SPACE VAPOR BARRIER DAMAGED OR MISSING

INSIDE CRAWL ACCESS DOOR IMMEDIATELY TO YOUR RIGHT

On the day of our inspection it was observed that the vapor barrier in the crawl space had one or more bad/ torn areas that need to be repaired .

Torn vapor barrier in a conditioned crawl will allow moisture to access the crawl space which could be conducive to mold growth. It is recommended that a qualified professional evaluate and make corrections.

Recommendation

Contact a qualified professional.

4.2.1 Floor Structure

Recommendation

INSUFFICIENT FIRESTOPPING

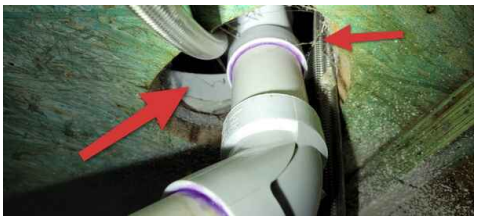
CRAWL SPACE

On the day of the inspection it was observed that one or more locations there where penetrations that had been made through the subfloor that were missing firestopping Material.

It is recommended a qualified professional evaluate and make corrections.

Recommendation

Contact a qualified professional.



5: FIREPLACE

Information

Type
Wood

Lintels: Prefabricated Fire place/ No lintels observed

Damper Doors: Prefabricated Fire Place / No damper door installed
None

Cleanout Doors & Frames: Prefabricated Fire Place no clean out installed
None

Wood burning Fireplace
Main Living area

Wood burning fireplace with slate surround and slate Hearth.

Smoke monoxide combo in place.

Vents, Flues & Chimneys: Prefabricated Flu pipe
Roof Flu termination

Prefabricated dual wall flu pipe was observed to be installed on the day of the inspection.

Deficiencies

5.1.1 Vents, Flues & Chimneys

METAL CHIMNEY CAP

CHIMNEY CAP TOP OF CHIMNEY CHASE

Maintenance Item

Metal chimney cap was observed to be rusting and staining roof. It is recommend a chimney specialist evaluate and make corrections.

It is also recommended that the chimney cap be fabricated in a way so water will not stand/ pond on the cap causing it to rust at a rapid rate. Allowing it to dry quickly.

This condition has caused roof staining that is not damaged at the present time/ only a cosmetic comdition.

Recommendation

Contact a qualified professional.



6: HEATING

Information

Size of unit
16 seer

Normal Operating Controls: Thermostat Location
1st floor main living area

First / Main Floor thermostat

Interior Equipment & Distribution system : Brand
American Standard

Interior Equipment & Distribution system : Energy Source
Electric

Interior Equipment & Distribution system : Heat Type
Forced Air

Forced air

Interior Equipment & Distribution system : Duct Work
Insulated

Interior Equipment & Distribution system : Hydronic Supply System
None

Interior Equipment & Distribution system : Boiler
None

AFUE Rating
100%

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Homeowner's Responsibility

Crawl Space / Second floor Attic

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation,

It's your job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

Below are pictures of the Air handler disconnect / Data Tag / and condensate pump Located in the crawl space As well as the air handler located in the 2nd floor closet / attic area.

Power disconnects circled/ for service.

On the day of the inspection the Evaporator coil in the air handler looked to be very clean.

We recommend that the condensate pump be tested periodically/ annually by simply adding water to confirm its operation.

Normal Operating Controls: 2nd Thermostat Location
2nd floor Bedroom

Located incorrectly in one of the 2 bedrooms on the second floor.

Needs to be relocated to the opposite side of wall it is mounted on/ main second floor hall

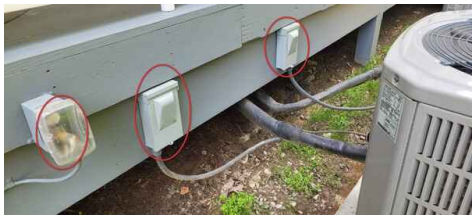
Heat pump: Outdoor Heat pump / Information
Far right end of the home / North End

2 Zone split system American Standard

On the day of the inspection it was observed that there was some slight cosmetic damage to one of the heat pumps.

No Corrections nee to be made / cosmetic only.

Picture Depicts service outlet ,service disconnects and data tag.



Deficiencies

6.1.1 Normal Operating Controls

INCORRECT THERMOSTAT LOCATION

2ND FLOOR BEDROOM

Recommendation

It was observed on the day of our inspection that the thermostat located on the second floor was installed incorrectly. It appears that when drywall was hung in the home the thermostat wire got pulled into the bedroom instead of the the main hall opposite of the bedroom.

It is recommended that a qualified professional evaluate and make corrections.

Recommendation

Contact a qualified professional.

6.2.1 Interior Equipment & Distribution system

Recommendation

LEAKING DISTRIBUTION SYSTEM

CRAWL SPACE

Missing or removed ductwork.

On the day of the inspection it was observed that one of the supply ducts in the crawl space area had been removed.

It is recommended that a qualified professional evaluate complete supply system and make corrections.

Recommendation

Contact a qualified professional.

6.2.2 Interior Equipment & Distribution system

Recommendation

LEAKING RETURN SYSTEM DUCTING

CRAWL SPACE

On the day of the inspection it was observed that the return duct connected to the HVAC system in the crawl space has been damaged, It is recommended that a qualified professional evaluate entire system and make corrections.

Recommendation

Contact a qualified professional.

6.3.1 Heat pump

Recommendation

HEAT PUMP LINE SET, REFRIGERATION LINES

UNDER DECK CONNECTED TO THE HEAT PUMPS

On the day of the inspection it was observed that the refrigeration lines leading into the home were spanning over 6 feet with no support .

I believe over time this condition could cause a refrigeration leak at the wall where the lines enter the home or at the heat pumps themselves.

It is recommended that a qualified professional evaluate and make corrections.

Recommendation

Contact a qualified professional.

7: COOLING

Information

Same as Heating / Split system
Exterior condensers with interior air handlers 2 zone

Cooling Equipment: Brand
American Standard

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Attic, Crawl space

Distribution System: Configuration
Split

Cooling Equipment: SEER Rating
16 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning.

16 seer is installed

Normal Operating Controls: Same as heating Controls previously listed, Split system
1st and second floor

Ist floor main living area

2nd floor bedroom.

Distribution System: Split Forced Air

Interior air handlers / Exterior Condensers

Split system , air handler in basement for first floor air supply and a air handler in the attic for the second floor air supply with a separate condenser/Heat pump for each system located outside.

Service disconnect units circled.

Deficiencies

7.2.1 Normal Operating Controls

Maintenance Item

THERMOSTAT NOT IN A PRACTICAL LOCATION FOR PROPER OPERATION

SECOND FLOOR BEDROOM

8: PLUMBING

Information

Water Source
Along side Driveway to the home
Private Well

Main Water Shut-off Device:
Crawlspace

Drain, Waste, & Vent Systems: Drain Size
1 1/2", 2", 3"

Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Crawl space
Poly

Hot Water Systems, Controls, Flues & Vents: Capacity
48 gallons

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric

Sump Pump: Location
None

Filters
Crawl space
Whole house sediment filter
Whole house filter observed, recommend monitoring and replace cartridge as needed.
Replacement frequency varies per installation. Recommend it is monitored and replace when dirty.
The water quality in this filter looks to be very dirty.
We recommend a well inspection and water quality test be performed by a Qualified well company .

Main Water Shut-off Device: Main water valve location

Crawl Space

Main water shut off valve in crawl space connected to the exit side of the pressure tank as shown in picture supplied.

This valve will cut off water to the entire home .

Drain, Waste, & Vent Systems: Clean Out Location/s Main sewer line

Rear Of Home

1 Main sewer clean out was located at the rear of the home beside the crawl space access .

2nd clean Out found in the front of the home under the deck against the homes foundation wall.

Water Supply, Distribution Systems & Fixtures: Distribution Material

Various Throughout the home

Pex, Poly, CPVC

The photo shows Black poly/red arrow, cpvc/ orange Arrow, and pex piping/ blue arrow.

Pex piping can also be Red for Hot water , The Blue is normally used for cold water and or white which is used for hot or cold.

Hot Water Systems, Controls, Flues & Vents: Location

Crawl Space

Crawlspace

Dictated in photos/ Data tag, brand, service shutoff valve, Brand, TPR Valve(Temperature Pressure Relief valve)

Hot Water Systems, Controls, Flues & Vents: Manufacturer

State

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Rear Of Home

Connected to portable tank rear of Home

This is the only gas shot off, this shut off is for this cylinder only, Home has no other gas system of its own.

Limitations

Sump Pump

NONE

No Sump pumps observed on the property

Deficiencies

8.2.1 Drain, Waste, & Vent Systems

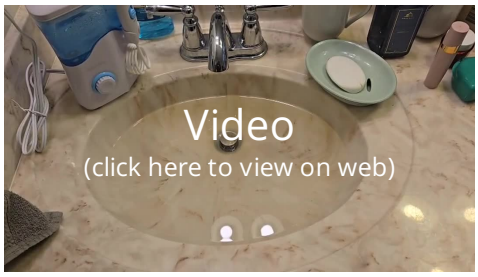
Recommendation

VANITY SINKS

MASTER BATHROOM SINKS

Sink had slow/poor drainage. Recommend a qualified contractor evaluate and make corrections.

Both Master bathroom sinks had very slow drainage issues.



8.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

MAIN WATER SUPPLY PIPE LEAKING

CRAWL SPACE

On the day of our inspection we observed the Main Black Poly water supply pipe leaking in the crawl space just before pressure tank.

It is recommended that a qualified professional evaluate and make corrections.

Recommendation

Contact a qualified professional.

8.3.2 Water Supply, Distribution Systems & Fixtures

Maintenance Item

TOILET LEAKING AT WAX RING

2ND FLOOR BATHROOM

On the day of the inspection the second floor jack and jill bathroom toilet had high moisture levels around the toilet base where it connects to the floor. This is usually a indication that the wax seal is leaking. The toilet is very close to the shower and both the shower and the toilet, where they meet the vinyl flooring are missing the caulk seal. Water could be migrating from the shower when people are bathing over to the toilet.

It is recommended that this condition be monitored.

Recommendation

Contact a qualified professional.

8.3.3 Water Supply, Distribution Systems & Fixtures

Recommendation

LAUNDRY WATER SUPPLY LINE LEAKING

CRAWL SPACE

On the day of the inspections It was observed that the supply lines that lead from the crawl space to the laundry room were leaking.

It is recommended that a qualified professional evaluate and make corrections.

Recommendation

Contact a qualified professional.

8.3.4 Water Supply, Distribution Systems & Fixtures

Maintenance Item

WATER HOTTER THAN RECOMMENDED

ALL HOT WATER SUPPLIED TO THE HOME

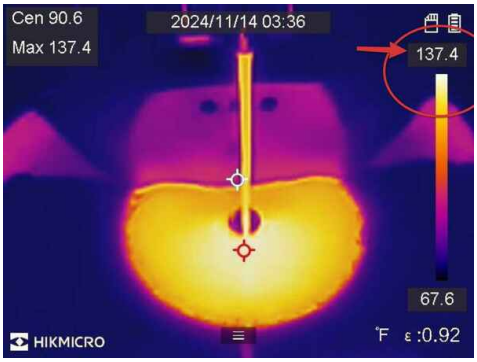
On the day of the inspection it was observed that the hot water to the home was hotter than recommended. It was observed to be between 137 to 139 deg. when scanned with our thermal imaging camera. This could cause someone using the sink that is unaware of this condition to get scalded/ burned.

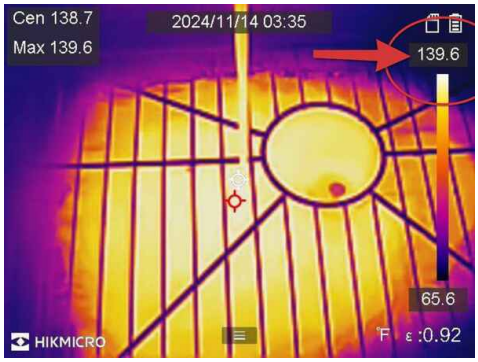
Normally it is recommended that the hot water temperature for a residential home be set at 120 deg. Max. 130 Deg.

It is recommended that a qualified professional evaluate and make corrections.

Recommendation

Contact a qualified professional.





8.3.5 Water Supply, Distribution Systems & Fixtures

Maintenance Item

CAULK / SEALANT AT FIXTURE

MASTER BATHROOM

On the day of the inspection it was observed that the caulking/ seal at the master bath toilet needed to be repaired.

It is recommended a qualified professional make corrections.

Recommendation

Contact a qualified professional.

8.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

NO DRIP PAN PLUMBING

CRAWL SPACE

On the day of our inspection it was observed that the water heater was sitting in a drip pan as required but the pan was not plumbed. The drip pan is supposed to have piping on it in case the heater does leak the drip pan piping can remove the water to a safe location/ out of the home.

It is recommended that a qualified professional evaluate and make corrections.

Recommendation

Contact a qualified professional.

9: BATHROOM WALL TILE / GROUT

Information

Master Bath

Master Bath Shower

On the day of the inspection It was observed that there were several locations where the grout was not installed properly. It is recommended that a qualified professional evaluate and make corrections.

This condition can allow water to seep through to the framing possibly causing mold or rot.

10: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Master Bedroom

Behind Art on Bedroom Wall.

Lighting Fixtures, Switches & Receptacles: No Deficiencies Found

Various

On the day of the inspection all outlets and receptacles operated correctly

GFCI & AFCI: GFCI/ AFCI

Various

On the day of the inspections all GFCI and AFCI tripped and reset correctly.

Smoke Detectors: Smoke detector/ Carbon monoxide detectors

All Locations

Home was equipped with smoke/ Carbon monoxide combination units.

On the day of the inspection all smoke/ carbon monoxide detectors were in operating order.

Carbon Monoxide Detectors: **Smoke / Carbon monoxide combination units**

Home was equipped with smoke Carbon monoxide combination units.

On the day of the inspection all smoke carbon monoxide detectors were in operating order.

11: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal

Exhaust Systems: Exhaust Fans
Fan Only

Flooring Insulation
Crawl space
encapsulated / conditioned crawl
No Floor system insulation, Crawl encapsulated / conditioned.
All insulation on the side walls in the crawl instead of floor system.



Attic Insulation: Insulation Type
Blown, Fiberglass
Blown fiberglass approx. 18 inches deep blown fiberglass will produce an R- value of the now required 49.

Attic Insulation: **R-value**

Attic

AVERAGE OF R 48

Today's required R value for an attic space in new homes is R49. With blown in fiberglass it should be between 16 and 18 inches deep to achieve this.

We recommend monitoring your attic insulation over the years because it will settle over long periods of time decreasing your R Value.

On the day of the inspection the attic insulation looked to have settled slightly/ not enough to warrant additions installation. It is recommended to monitor this over the years for settlement.

Vapor Retarders (Crawlspace or Basement): **Crawl space vapor retarder only**

Crawl space

Only Vapor retarder in this home is installed in the crawl space as part of the encapsulated system.

Ventilation: **Ventilation Type**

Soffit and ridge venting

Ridge Vents, Soffit Vents

Photos depict Soffit venting over uninsulated porch roof and insulated living space as well as ridge venting shown with the red line drawn through the fiber mesh filter material.

On the day of the inspection all attic ventilation was observed to be in good condition.

The cardboard you see are baffles holding the attic insulation form falling into the soffit venting.





12: DOORS, WINDOWS & INTERIOR

Information

Doors: 3 panel Doors

Windows: Window Manufacturer
Andersen

Windows: Window Type
Double-hung

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Kitchen
Composite, Granite

Granite Kitchen counter tops

Countertops & Cabinets: Bathroom Tops
Bathrooms
Composite one piece bathroom counter tops

Floors: Floor Coverings

Throughout

Hardwood, Vinyl

On the day of the inspection the home was observed to have vinyl flooring in all bathrooms and laundry and Harwood throughout the rest of the home.

There were small areas near the fireplace that had light burns that seem to be from a hot ember.

Only a couple of areas like the on in the picture were found. Cosmetic only.

Steps, Stairways & Railings: All Wood railings

Ist to 2nd floor

Stained hand rails with painted risers and spindles.

Limitations

Steps, Stairways & Railings

HANDICAP STAIR CLIMBING CHAIR

CHAIR LIFT

Handicap stair climbing chair excluded from this inspection, It is outside of our standard of practice.

Deficiencies

12.1.1 Doors

Recommendation

DOOR DOESN'T LATCH

MASTER BATH TOILET ROOM

Door doesn't latch properly. Recommend a qualified contractor evaluate and make corrections.

Door missing Hardware

12.3.1 Floors

Recommendation

FLOOR REGISTERS RUSTED

VARIOUS

On the day of our inspection it was observed that the floor registers on the first floor had considerable rust on them. Recommend a qualified professional evaluate and make corrections.

This is an issue that can be caused by running the AC while leaving the doors or windows open causing condensation build up. Cold metal and High humidity will cause the metal to sweat and cause rapid rusting.

It is recommended to replace any registers that are rusted and keeping the doors and windows shut when the Air conditioning is operating.

Recommendation

Contact a qualified professional.

12.6.1 Steps, Stairways & Railings

Safety Hazard

LOSE HANDRAIL

On the day of our inspection it was observed that the straight rail at the second floor was incorrectly installed and does not have sufficient stability and could be a safety hazard.

It is recommended that a qualified professional evaluate and make corrections.

Most handrails like this one are bolted into the framing below the subfloor, this one seems to screwed to the hardwood flooring from the bottom side which does not give it much strength. It is possible if a man was to fall and grab this post for support it may crack lose from the flooring.

Recommendation

Contact a qualified professional.

12.7.1 Countertops & Cabinets

Maintenance Item

CABINET DOORS MISALIGNED

MASTER BATHROOM

On the day of our inspection it was observed that Master bathroom cabinets doors misaligned it is recommended that a qualified professional evaluate and make corrections.

Recommendation

Contact a qualified professional.

13: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Kitchen
Frigidaire

Range/Oven/Cooktop: Exhaust Hood Type
Kitchen
Vented

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Garbage Disposal: None

Refrigerator: Brand
Kitchen
Frigidaire

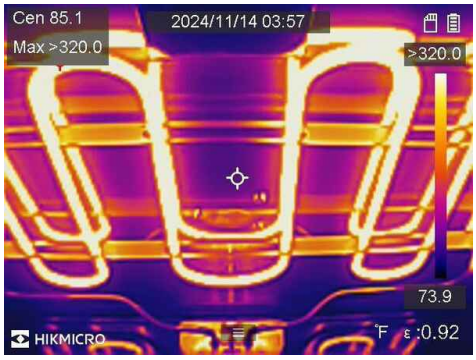
On the day of our inspection It was observed that the built in fridge was operating at 36.3 deg. at its coldest and the freezer was operating at 28.5 at its coldest when scanned with our thermal camera.

Range/Oven/Cooktop: **Range/Oven Brand**

Kitchen

GE

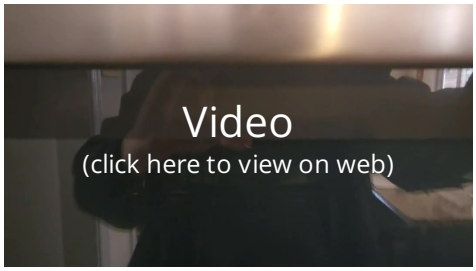
On the day of our inspection we tested the Ovens bake and broiler function of which bot seemed to be operating properly when scanned with our thermal camera



Range/Oven/Cooktop: **Built in Microwave**

Kitchen

On the day of our inspection we tested the Microwave function which seemed to be operating properly.



Range/Oven/Cooktop: **Built in Gas cook Top**

Kitchen

On the day of our inspection We operated all four burners which all seem to be operating properly.

14: APPLIANCES

Information

None

Garbage disposal: None

Home is on a private drain field, It is not recommended to have a garbage disposal if not on city sewer.

15: GARAGE

Information

Detached Garage
End of driveway left of home

Garage was not inspected per request of the homeowner.

Garage Door: Material
Metal

Garage Door: Type
Up-and-Over, Automatic

STANDARDS OF PRACTICE

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Fireplace
I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted,ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D.

light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.